

DEVELOPMENT AGREEMENT

- PARTIES:**
1. **City of Meridian**
 2. **Lansing Farms LLC, Owner/Developer**
 3. **Open Door Rentals LLC, Owner/Developer**

THIS DEVELOPMENT AGREEMENT (this Agreement), is made and entered into this _____ day of _____, 2025, by and between **City of Meridian**, a municipal corporation of the State of Idaho, hereafter called CITY, whose address is 33 E. Broadway Avenue, Meridian, Idaho 83642; and **Lansing Farms LLC**, whose address is 1979 N. Locust Grove Road, Meridian, Idaho 83646; and **Open Door Rentals LLC**, whose address is 1977 E. Overland Road, Meridian, Idaho 83642; hereinafter collectively called OWNER/DEVELOPER.

1. **RECITALS:**

- 1.1 **WHEREAS**, Owner is the sole owner, in law and/or equity, of certain tract of land in the County of Ada, State of Idaho, described in Exhibit “A,” which is attached hereto and by this reference incorporated herein as if set forth in full, herein after referred to as the Property; and
- 1.2 **WHEREAS**, Idaho Code § 67-6511A provides that cities may, by ordinance, require or permit as a condition of zoning that the Owner and/or Developer make a written commitment concerning the use or development of the subject Property; and
- 1.3 **WHEREAS**, City has exercised its statutory authority by the enactment of Section 11-5B-3 of the Unified Development Code (“UDC”), which authorizes development agreements upon the annexation and/or re-zoning of land; and
- 1.4 **WHEREAS**, Owner/Developer have submitted an application for annexation and zoning of 63.965 acres of land with a request for the R-8 (Medium-Density Residential) (17.27 acres) zoning district and the R-15 (Medium High-Density) (46.69 acres) zoning district on the property as shown in Exhibit “A” under the Unified Development Code, which generally describes how the Property will be developed and what improvements will be made; and
- 1.5 **WHEREAS**, Owner/Developer made representations at the public hearings before Planning and Zoning Commission and the Meridian City Council as to how the Property will be developed and what improvements will be made; and
- 1.6 **WHEREAS**, the record of the proceedings for requested annexation and zoning held before the Planning and Zoning Commission and the City Council includes responses of government subdivisions providing services within the City of Meridian planning jurisdiction and includes further testimony and comment; and

- 1.7 **WHEREAS**, on the 7th day of January, 2025, the Meridian City Council approved certain Findings of Fact and Conclusions of Law and Decision and Order (“Findings”), which have been incorporated into this Agreement and attached as Exhibit “B”; and
- 1.8 **WHEREAS**, the Findings require the Owner/Developer to enter into a Development Agreement before the City Council takes final action on final plat; and
- 1.9 **WHEREAS**, Owner/Developer deem it to be in its best interest to be able to enter into this Agreement and acknowledges that this Agreement was entered into voluntarily and at its urging and request; and
- 1.10 **WHEREAS**, City requires the Owner/Developer to enter into a development agreement for the purpose of ensuring the Property is developed and the subsequent use of the Property is in accordance with the terms and conditions of this Agreement, herein being established as a result of evidence received by the City in the proceedings for zoning designation from government subdivisions providing services within the planning jurisdiction and from affected property owners and to ensure zoning designation is in accordance with the amended Comprehensive Plan of the City of Meridian on December 19, 2019, Resolution No. 19-2179, and the UDC, Title 11.

NOW, THEREFORE, in consideration of the covenants and conditions set forth herein, the parties agree as follows:

2. **INCORPORATION OF RECITALS:** That the above recitals are contractual and binding and are incorporated herein as if set forth in full.

3. **DEFINITIONS:** For all purposes of this Agreement the following words, terms, and phrases herein contained in this section shall be defined and interpreted as herein provided for, unless the clear context of the presentation of the same requires otherwise:

- 3.1 **CITY:** means and refers to the **City of Meridian**, a party to this Agreement, which is a municipal corporation and government subdivision of the state of Idaho, organized and existing by virtue of law of the State of Idaho, whose address is 33 East Broadway Avenue, Meridian, Idaho 83642.
- 3.2 **OWNER/DEVELOPER:** means and refers to **Lansing Farms LLC**, whose address is 1979 N. Locust Grove Road, Meridian, ID, 83646; and **Open Door Rentals LLC**, whose address is 1977 E. Overland Road, Meridian, Idaho 83642; hereinafter collectively called OWNER/DEVELOPER, the parties that own and are developing said Property and shall include any subsequent owner(s)/developer(s) of the Property.
- 3.3 **PROPERTY:** means and refers to that certain parcel(s) of Property located in the County of Ada, City of Meridian as in Exhibit “A” describing a parcel to bound by this Development Agreement and attached hereto and by this reference incorporated herein as if set forth at length.

4. **USES PERMITTED BY THIS AGREEMENT:** This Agreement shall vest the right to develop the Property in accordance with the terms and conditions of this Agreement.

4.1 The uses allowed pursuant to this Agreement are only those uses allowed under the UDC.

4.2 No change in the uses specified in this Agreement shall be allowed without modification of this Agreement.

5. **CONDITIONS GOVERNING DEVELOPMENT OF SUBJECT PROPERTY:**

5.1. Owner/Developer shall develop the Property in accordance with the following special conditions:

a. Future development of this site shall be generally consistent with the preliminary plat, landscape plan, phasing plan, and conceptual building elevations for the single-family dwellings included in Section IV of the Staff Report attached to the Findings of Fact and Conclusions of Law attached hereto as Exhibit “B” and the provisions contained herein.

b. The rear and/or sides of 2-story structures that face S. Locust Grove, S. Barchetta Avenue, and Summerlin Drive prior to S. Steeple Avenue shall incorporate articulation through changes in two or more of the following: modulation (e.g., projections, recesses, step-backs, pop-outs), bays, banding, porches, balconies, material types, or other integrated architectural elements to break up monotonous wall planes and roof lines. Single-story structures are exempt from this requirement.

6. **APPROVAL PERIOD:** If this Agreement has not been fully executed within six (6) months after the date of the Findings, the City may, at its sole discretion, declare the Agreement null and void.

7. **DEFAULT/CONSENT TO DE-ANNEXATION AND REVERSAL OF ZONING DESIGNATION:**

7.1 **Acts of Default.** In the event Owner/Developer, or Owner/Developer’s heirs, successors, assigns, or subsequent owners of the Property or any other person acquiring an interest in the Property, fail to faithfully comply with all of the terms and conditions included in this Agreement in connection with the Property, this Agreement may be terminated by the City upon compliance with the requirements of the Zoning Ordinance.

7.2 **Notice and Cure Period.** In the event of Owner/Developer’s default of this agreement, Owner/Developer shall have thirty (30) days from receipt of written notice from City to initiate commencement of action to correct the breach and cure the default, which action must be prosecuted with diligence and completed within one hundred eighty (180) days; provided, however, that in the case of any such default that cannot with diligence be cured within such one hundred eighty (180) day period, then the time allowed to cure such failure may be extended for such period as may be necessary to complete the curing of the same with diligence and continuity.

- 7.3 **Remedies.** In the event of default by Owner/Developer that is not cured after notice from City as described in Section 7.2, City shall, upon satisfaction of the notice and hearing procedures set forth in Idaho Code section 67-6511A, have the right, but not a duty, to de-annex all or a portion of the Property, reverse the zoning designations described herein, and terminate City services to the de-annexed Property, including water service and/or sewer service. Further, City shall have the right to file an action at law or in equity to enforce the provisions of this Agreement. Because the covenants, agreements, conditions, and obligations contained herein are unique to the Property and integral to City's decision to annex and/or re-zone the Property, City and Owner/Developer stipulate that specific performance is an appropriate, but not exclusive, remedy in the event of default. Owner/Developer reserves all rights to contest whether a default has occurred.
- 7.4 **Choice of Law and Venue.** This Agreement and the rights of the parties hereto shall be governed by and construed in accordance with the laws of the State of Idaho, including all matters of construction, validity, performance, and enforcement. Any action brought by any party hereto shall be brought within Ada County, Idaho.
- 7.5 **Delay.** In the event the performance of any covenant to be performed hereunder by either Owner/Developer or City is delayed for causes that are beyond the reasonable control of the party responsible for such performance, which shall include, without limitation, acts of civil disobedience, strikes or similar causes, the time for such performance shall be extended by the amount of time of such delay.
- 7.6 **Waiver.** A waiver by City of any default by Owner/Developer of any one or more of the covenants or conditions hereof shall apply solely to the default and defaults waived and shall neither bar any other rights or remedies of City nor apply to any subsequent default of any such or other covenants and conditions.

8. **INSPECTION:** Owner/Developer shall, immediately upon completion of any portion or the entirety of said development of the Property as required by this Agreement or by City ordinance or policy, notify the City Engineer and request the City Engineer's inspections and written approval of such completed improvements or portion thereof in accordance with the terms and conditions of this Agreement and all other ordinances of the City that apply to said Property.

9. **REQUIREMENT FOR RECORDATION:** City shall record this Agreement, including all of the Exhibits, and submit proof of such recording to Owner/Developer, prior to the third reading of the Meridian Zoning Ordinance in connection with the rezoning of the Property by the City Council. If for any reason after such recordation, the City Council fails to adopt the ordinance in connection with the annexation and zoning of the Property contemplated hereby, the City shall execute and record an appropriate instrument of release of this Agreement.

10. **ZONING:** City shall, following recordation of the duly approved Agreement, enact a valid and binding ordinance zoning the Property as specified herein.

11. **SURETY OF PERFORMANCE:** The City may also require surety bonds, irrevocable letters of credit, cash deposits, certified check or negotiable bonds, as allowed under the UDC, to insure the installation of required improvements, which the Owner/Developer agree to provide, if required by the City.

12. **CERTIFICATE OF OCCUPANCY:** No Certificates of Occupancy shall be issued in any phase in which the improvements have not been installed, completed, and accepted by the City, or sufficient surety of performance is provided by Owner/Developer to the City in accordance with Paragraph 11 above.

13. **ABIDE BY ALL CITY ORDINANCES:** That Owner/Developer agree to abide by all ordinances of the City of Meridian unless otherwise provided by this Agreement.

14. **NOTICES:** Any notice desired by the parties and/or required by this Agreement shall be deemed delivered if and when personally delivered or three (3) days after deposit in the United States Mail, registered or certified mail, postage prepaid, return receipt requested, addressed as follows:

CITY:
City Clerk
City of Meridian
33 E. Broadway Ave.
Meridian, Idaho 83642

with copy to:
City Attorney
City of Meridian
33 E. Broadway Avenue
Meridian, Idaho 83642

OWNER/DEVELOPER:

Lansing Farms LLC
1979 N. Locust Grove Road
Meridian, Idaho 83646

Open Door Rentals LLC
1977 E. Overland Road
Meridian, Idaho 83642

14.1 A party shall have the right to change its address by delivering to the other party a written notification thereof in accordance with the requirements of this section.

15. **ATTORNEY FEES:** Should any litigation be commenced between the parties hereto concerning this Agreement, the prevailing party shall be entitled, in addition to any other relief as may be granted, to court costs and reasonable attorney's fees as determined by a Court of competent jurisdiction. This provision shall be deemed to be a separate contract between the parties and shall survive any default, termination or forfeiture of this Agreement.

16. **TIME IS OF THE ESSENCE:** The parties hereto acknowledge and agree that time is strictly of the essence with respect to each and every term, condition and provision hereof, and that the failure to timely perform any of the obligations hereunder shall constitute a breach of and a default under this Agreement by the other party so failing to perform.

17. **BINDING UPON SUCCESSORS:** This Agreement shall be binding upon and inure to the benefit of the parties' respective heirs, successors, assigns and personal representatives, including City's corporate authorities and their successors in office. This Agreement shall be binding on the Owner/Developer, each subsequent owner and any other person acquiring an interest in the Property. Nothing herein shall in any way prevent sale or alienation of the Property, or portions thereof, except that any sale or alienation shall be subject to the provisions hereof and any successor owner or owners shall be both benefited and bound by the conditions and restrictions herein expressed. City agrees, upon written request of Owner and/or Developer, to execute appropriate and recordable evidence of termination of this Agreement if City, in its sole and reasonable discretion, had determined that Owner and/or Developer have fully performed their obligations under this Agreement.

18. **INVALID PROVISION:** If any provision of this Agreement is held not valid by a court of competent jurisdiction, such provision shall be deemed to be excised from this Agreement and the invalidity thereof shall not affect any of the other provisions contained herein.

19. **DUTY TO ACT REASONABLY:** Unless otherwise expressly provided, each party shall act reasonably in giving any consent, approval, or taking any other action under this Agreement.

20. **REMOVED PROPERTY:** The City is hereby authorized, in its sole discretion, to remove a portion of the Property (“Removed Property”) from this Agreement at any time, provided that the City and the owner of the Removed Property concurrently enter into a modified development agreement governing the development and use of the Removed Property. The remaining portion of the Property, which has not been removed from this Agreement as described above, shall continue to be bound by the terms of this Agreement.

21. **COOPERATION OF THE PARTIES:** In the event of any legal or equitable action or other proceeding instituted by any third party (including a governmental entity or official) challenging the validity of any provision in this Agreement, the parties agree to cooperate in defending such action or proceeding.

22. **FINAL AGREEMENT:** This Agreement sets forth all promises, inducements, agreements, condition and understandings between Owner/Developer and City relative to the subject matter hereof, and there are no promises, agreements, conditions or understanding, either oral or written, express or implied, between Owner/Developer and City, other than as are stated herein. Except as herein otherwise provided, no subsequent alteration, amendment, change or addition to this Agreement shall be binding upon the parties hereto unless reduced to writing and signed by them or their successors in interest or their assigns, and pursuant, with respect to City, to a duly adopted ordinance or resolution of City.

22.1 No condition governing the uses and/or conditions governing rezoning of the subject Property herein provided for can be modified or amended without the approval of the City Council after the City has conducted public hearing(s) in accordance with the notice provisions provided for a zoning designation and/or amendment in force at the time of the proposed amendment.

23. **EFFECTIVE DATE OF AGREEMENT:** This Agreement shall be effective upon execution of the Mayor and City Clerk.

[end of text; acknowledgements, signatures and Exhibits A and B follow]

ACKNOWLEDGMENTS

IN WITNESS WHEREOF, the parties have herein executed this agreement and made it effective as hereinabove provided.

OWNER/DEVELOPER:
Lansing Farms LLC


By: Christ Nolan
Its: Manager

State of Idaho)

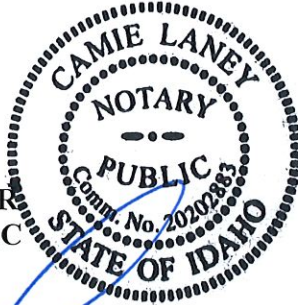
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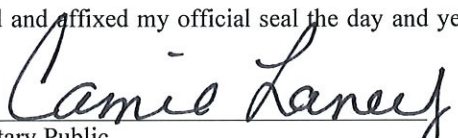
County of Ada)

On this 27th day of May, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Christ Nolan, known or identified to me to be the Manager of Lansing Farms LLC and the person who signed above and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(SEAL)




Notary Public
My Commission Expires: 8-3-2026

OWNER/DEVELOPER:
Open Door Rentals LLC


By: Corey Barton
Its: Member

State of Idaho)

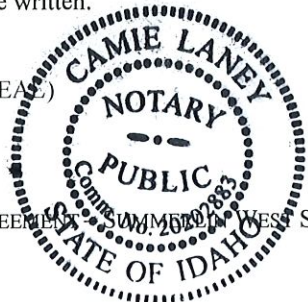
: ss:


County of Ada)

On this 27th day of May, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Corey Barton, known or identified to me to be the Member of Open Door Rentals LLC and the person who signed above and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(SEAL)




Notary Public
My Commission Expires: 8-3-2026

CITY OF MERIDIAN

ATTEST:

By: _____
Mayor Robert E. Simison

Chris Johnson, City Clerk

State of Idaho)
 : ss
County of Ada)

On this ____ day of _____, 2025, before me, a Notary Public, personally appeared **Robert E. Simison** and **Chris Johnson**, known or identified to me to be the Mayor and Clerk, respectively, of the **City of Meridian**, who executed the instrument or the person that executed the instrument of behalf of said City, and acknowledged to me that such City executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(SEAL)

Notary Public for Idaho
My Commission Expires: _____

EXHIBIT A

A Description for
Annexation
Summerlin Subdivision
June 12, 2024

All of Lots 2 and 3, Block 1, Laredo Estates Subdivision as filed in Book 58 of Plats at Pages 5500 and 5501, records of Ada County, Idaho and unplatted portions of the Southwest 1/4 of Section 5, Township 2 North, Range 1 East, Boise-Meridian, Ada County, Idaho more particularly described as follows:

Commencing at the Section corner common to Sections 5, 6, 7 and 8, T.2N., R.1E., B.M., from which the 1/4 corner common to said Sections 5 and 6 bears, North 00°04'42" West, 2655.92 feet; thence on the west boundary line of said Section 5, North 00°04'42" West, 873.33 feet to the **POINT OF BEGINNING**;

thence continuing, North 00°04'42" West, 1,138.85 feet to the westerly prolongation of the southerly boundary line of Rescue Ranch Subdivision as filed in Book 106 of Plats at Pages 14734 through 14736, records of Ada County, Idaho;

thence leaving said west boundary line on said southerly boundary line and the westerly prolongation thereof the following seven (7) courses and distances:

South 89°52'36" East, 696.77 feet;

South 68°53'16" East, 332.83 feet;

South 31°36'40" East, 154.12 feet;

South 64°34'41" East, 290.61 feet;

South 48°18'53" East, 155.34 feet;

North 00°04'42" West, 535.82 feet;

South 89°52'36" East, 1,192.35 feet to the Southeast corner of said Rescue Ranch Subdivision;

thence on the north-south centerline of said Section 5, South 00°00'59" West, 1,081.82 feet to the Northeast corner of Tamarack Ridge Subdivision as filed in Book 59 of Plats at Pages 5672 and 5673, records of Ada County, Idaho;

thence leaving said north-south centerline on the northerly boundary line of said Tamarack Ridge Subdivision the following seven (7) courses and distances:

North 61°46'52" West, 361.44 feet;

South 82°33'31" West, 182.68 feet;

North 66°56'01" West, 362.91 feet;



314.02 feet on the arc of a curve to the left having a radius of 267.40 feet, a central angle of $67^{\circ}17'03''$, and a long chord which bears South $79^{\circ}25'27''$ West, 296.28 feet;

South $45^{\circ}46'56''$ West, 829.67 feet;

South $57^{\circ}24'55''$ West, 143.12 feet;

South $67^{\circ}27'28''$ West, 176.39 feet to the Northwest corner of said Tamarack Ridge Subdivision, coincident with the Northeast corner of Lot 4, Block 1 of said Laredo Estates Subdivision;

thence leaving the northerly boundary of said Tamarack Ridge Subdivision on the northerly boundary line of said Lot 4 and the westerly prolongation thereof the following three (3) courses and distances:

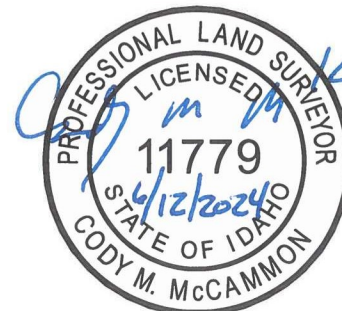
North $87^{\circ}28'39''$ West, 78.00 feet;

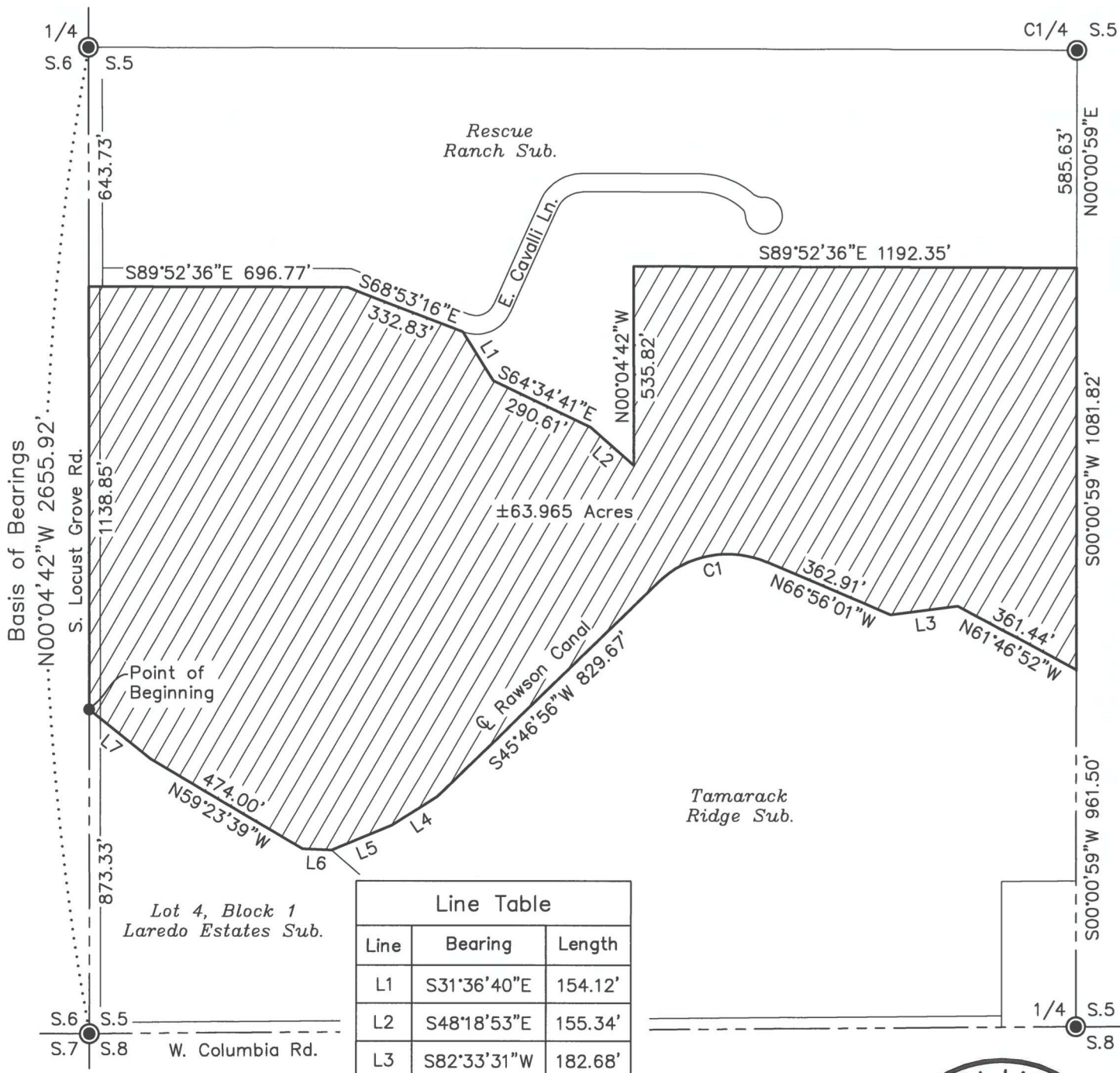
North $59^{\circ}23'39''$ West, 474.00 feet;

North $51^{\circ}21'39''$ West, 214.44 feet to the **POINT OF BEGINNING**.

Containing 63.965 acres, more or less.

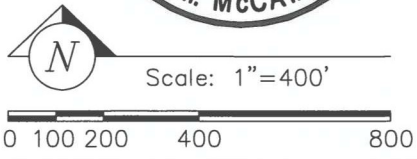
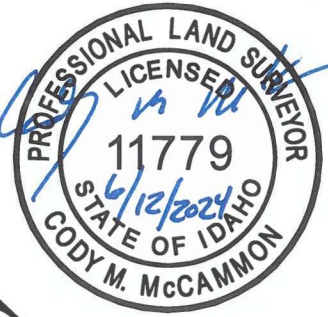
End of Description.






Line	Bearing	Length
L1	S31°36'40"E	154.12'
L2	S48°18'53"E	155.34'
L3	S82°33'31"W	182.68'
L4	S57°24'55"W	143.12'
L5	S67°27'28"W	176.39'
L6	N87°28'39"W	78.00'
L7	N51°21'39"W	214.44'

Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	314.02'	267.40'	67°17'03"	S79°25'27"W	296.28'



P:\Summerlin Sub (Lansing Farms) 22-285\dwg\Annex Ex.dwg 6/12/2024 4:19:37 PM

 IDAHO SURVEY GROUP, LLC <small>9955 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570</small>	Exhibit Drawing for Annexation Summerlin Subdivision	Job No. 22-285
	All of Lots 2 and 3, Block 1, Laredo Estates Subdivision and unplatted portions of the SW1/4 of Section 5, T.2N., R.1E., B.M., Ada County, Idaho.	Sheet No. 1
		Dwg. Date 6/12/2024

A Description for
R-15 Zone
Summerlin Subdivision
June 12, 2024

A portion of Lots 2 and 3, Block 1, Laredo Estates Subdivision as filed in Book 58 of Plats at Pages 5500 and 5501, records of Ada County, Idaho and unplatted portions of the Southwest 1/4 of Section 5, Township 2 North, Range 1 East, Boise-Meridian, Ada County, Idaho more particularly described as follows:

Commencing at the Section corner common to Sections 5, 6, 7 and 8, T.2N., R.1E., B.M., from which the 1/4 corner common to said Sections 5 and 6 bears, North 00°04'42" West, 2655.92 feet; thence on the west boundary line of said Section 5, North 00°04'42" West, 922.96 feet to the **POINT OF BEGINNING**;

thence continuing, North 00°04'42" West, 1,019.22 feet to the westerly prolongation of the southerly boundary line of Rescue Ranch Subdivision as filed in Book 106 of Plats at Pages 14734 through 14736, records of Ada County, Idaho;

thence leaving said west boundary line on said southerly boundary line and the westerly prolongation thereof the following seven (7) courses and distances:

South 89°52'36" East, 696.77 feet;

South 68°53'16" East, 332.83 feet;

South 31°36'40" East, 154.12 feet;

South 64°34'41" East, 290.61 feet;

South 48°18'53" East, 155.34 feet;

North 00°04'42" West, 535.82 feet;

South 89°52'36" East, 1,192.35 feet to the Southeast corner of said Rescue Ranch Subdivision;

thence on the north-south centerline of said Section 5, South 00°00'59" West, 1,081.82 feet to the Northeast corner of Tamarack Ridge Subdivision as filed in Book 59 of Plats at Pages 5672 and 5673, records of Ada County, Idaho;

thence leaving said north-south centerline on the northerly boundary line of said Tamarack Ridge Subdivision, North 61°46'52" West, 206.38 feet;

thence leaving said northerly boundary line, North 00°00'59" East, 293.70 feet;



thence 49.17 feet on the arc of a non-tangent curve to the right having a radius of 50.00 feet, a central angle of 56°20'46", and a long chord which bears South 61°50'35" West, 47.21 feet;

thence North 89°59'01" West, 261.29 feet;

thence 120.69 feet on the arc of a curve to the right having a radius of 300.00 feet, a central angle of 23°03'00", and a long chord which bears North 78°27'31" West, 119.88 feet;

thence North 66°56'01" West, 170.73 feet;

thence 554.28 feet on the arc of a curve to the left having a radius of 472.00 feet, a central angle of 67°17'03", and a long chord which bears South 79°25'27" West, 522.98 feet;

thence South 45°46'56" West, 378.17 feet;

thence North 44°13'04" West, 22.00 feet;

thence South 74°55'59" West, 195.03 feet;

thence South 45°46'56" West, 8.74 feet;

thence South 89°55'18" West, 671.73 feet;

thence North 45°04'42" West, 11.31 feet;

thence South 89°55'18" West, 37.00 feet;

thence South 00°04'42" East, 35.65 feet;

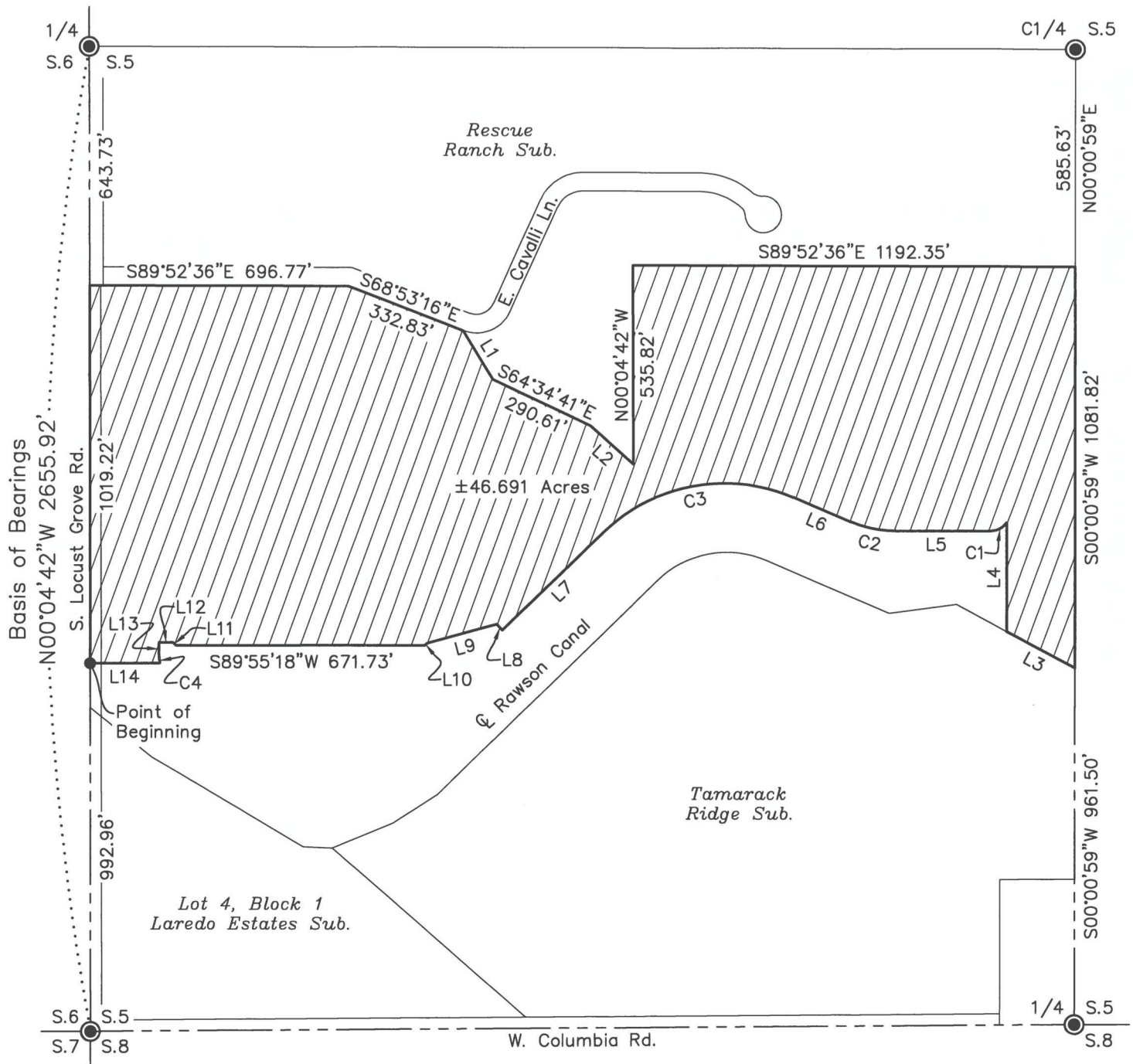
thence 20.44 feet on the arc of a curve to the left having a radius of 100.00 feet, a central angle of 11°42'50", and a long chord which bears South 05°56'07" East, 20.41 feet;

thence South 89°55'18" West, 187.58 feet to the **POINT OF BEGINNING**.

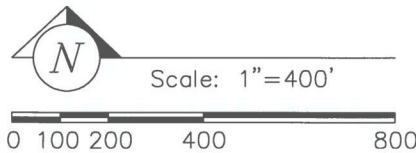
Containing 46.691 acres, more or less.

End of Description.






See Sheet 2 for Line
and Curve Tables



P:\Summerlin Sub (Lansing Farms) 22-285\dwg\R-15 Ex.dwg 6/12/2024 5:22:11 PM


 <p>IDAHO SURVEY GROUP, LLC</p> <p>9955 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570</p>	<p align="center">Exhibit Drawing for R-15 Zone Summerlin Subdivision</p> <p>A portion of Lots 2 and 3, Block 1, Laredo Estates Subdivision and unplatted portions of the SW1/4 of Section 5, T.2N., R.1E., B.M., Ada County, Idaho.</p>	<p>Job No. 22-285</p> <p>Sheet No. 1 of 2</p> <p>Dwg. Date 6/12/2024</p>
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Line Table		
Line	Bearing	Length
L1	S31°36'40"E	154.12'
L2	S48°18'53"E	155.34'
L3	N61°46'52"W	206.38'
L4	N00°00'59"E	293.70'
L5	N89°59'01"W	261.29'
L6	N66°56'01"W	170.73'
L7	S45°46'56"W	378.17'
L8	N44°13'04"W	22.00'
L9	S74°55'59"W	195.03'
L10	S45°46'56"W	8.74'
L11	N45°04'42"W	11.31'
L12	S89°55'18"W	37.00'
L13	S00°04'42"E	35.65'
L14	S89°55'18"W	187.58'

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	49.17'	50.00'	56°20'46"	S61°50'35"W	47.21'
C2	120.69'	300.00'	23°03'00"	N78°27'31"W	119.88'
C3	554.28'	472.00'	67°17'03"	S79°25'27"W	522.98'
C4	20.44'	100.00'	11°42'50"	S05°56'07"E	20.41'



P:\Summerlin Sub (Lansing Farms) 22-285\dwg\R-15 Ex.dwg 6/12/2024 6:01:11 PM

 IDAHO SURVEY GROUP, LLC	9955 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570	Exhibit Drawing for R-15 Zone Summerlin Subdivision		Job No. 22-285
		A portion of Lots 2 and 3, Block 1, Laredo Estates Subdivision and unplatted portions of the SW1/4 of Section 5, T.2N., R.1E., B.M., Ada County, Idaho.		Sheet No. 2 of 2 Dwg. Date 6/12/2024

A Description for
R-8 Zone
Summerlin Subdivision
June 12, 2024

A portion of Lots 2 and 3, Block 1, Laredo Estates Subdivision as filed in Book 58 of Plats at Pages 5500 and 5501, records of Ada County, Idaho and unplatted portions of the Southwest 1/4 of Section 5, Township 2 North, Range 1 East, Boise-Meridian, Ada County, Idaho more particularly described as follows:

Commencing at the Section corner common to Sections 5, 6, 7 and 8, T.2N., R.1E., B.M., from which the 1/4 corner common to said Sections 5 and 6 bears, North 00°04'42" West, 2655.92 feet; thence on the west boundary line of said Section 5, North 00°04'42" West, 873.33 feet to the **POINT OF BEGINNING**;

thence continuing, North 00°04'42" West, 119.63 feet;

thence leaving said west boundary line, North 89°55'18" East, 187.58 feet;

thence 20.44 feet on the arc of a non-tangent curve to the right having a radius of 100.00 feet, a central angle of 11°42'50", and a long chord which bears North 05°56'07" West, 20.41 feet;

thence North 00°04'42" West, 35.65 feet;

thence North 89°55'18" East, 37.00 feet;

thence South 45°04'42" East, 11.31 feet;

thence North 89°55'18" East, 671.73 feet;

thence North 45°46'56" East, 8.74 feet;

thence North 74°55'59" East, 195.03 feet;

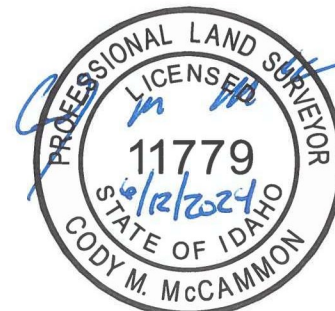
thence South 44°13'04" East, 22.00 feet;

thence North 45°46'56" East, 378.17 feet;

thence 554.28 feet on the arc of a curve to the right having a radius of 472.00 feet, a central angle of 67°17'03", and a long chord which bears North 79°25'27" East, 522.98 feet;

thence South 66°56'01" East, 170.73 feet;

thence 120.69 feet on the arc of a curve to the left having a radius of 300.00 feet, a central angle of 23°03'00", and a long chord which bears South 78°27'31" East, 119.88 feet;



thence South 89°59'01" East, 261.29 feet;

thence 49.17 feet on the arc of a curve to the left having a radius of 50.00 feet, a central angle of 56°20'46", and a long chord which bears North 61°50'35" East, 47.21 feet;

thence South 00°00'59" West, 293.70 feet to the northerly boundary line of Tamarack Ridge Subdivision as filed in Book 59 of Plats at Pages 5672 and 5673, records of Ada County, Idaho;

thence on said northerly boundary line the following seven (7) courses and distances:

North 61°46'52" West, 155.06 feet;

South 82°33'31" West, 182.68 feet;

North 66°56'01" West, 362.91 feet;

314.02 feet on the arc of a curve to the left having a radius of 267.40 feet, a central angle of 67°17'03", and a long chord which bears South 79°25'27" West, 296.28 feet;

South 45°46'56" West, 829.67 feet;

South 57°24'55" West, 143.12 feet;

South 67°27'28" West, 176.39 feet to the Northwest corner of said Tamarack Ridge Subdivision, coincident with the Northeast corner of Lot 4, Block 1 of said Laredo Estates Subdivision;

thence leaving the northerly boundary of said Tamarack Ridge Subdivision on the northerly boundary line of said Lot 4 and the westerly prolongation thereof the following three (3) courses and distances:

North 87°28'39" West, 78.00 feet;

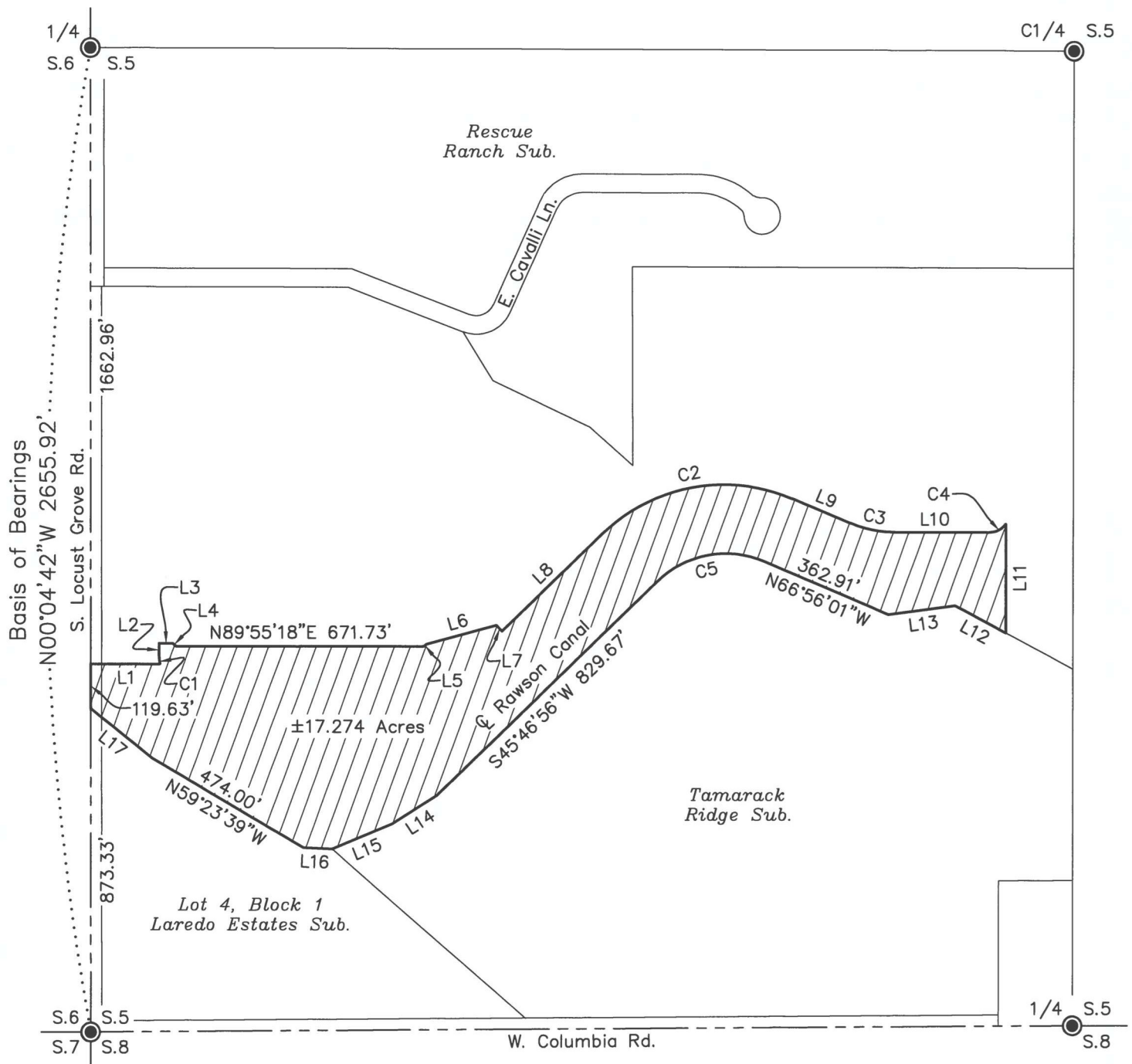
North 59°23'39" West, 474.00 feet;

North 51°21'39" West, 214.44 feet to the **POINT OF BEGINNING**.

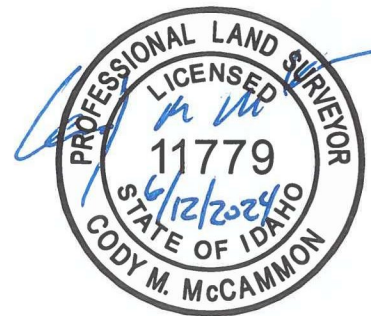
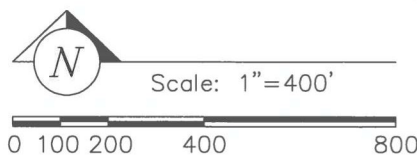
Containing 17.274 acres, more or less.

End of Description.





See Sheet 2 for Line
and Curve Tables



P:\Summerlin Sub (Lansing Farms) 22-285\dwg\R-8 Ex.dwg 6/12/2024 5:39:00 PM



IDAHO
SURVEY
GROUP, LLC

9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

Exhibit Drawing for
R-8 Zone
Summerlin Subdivision

A portion of Lots 2 and 3, Block 1, Laredo Estates Subdivision and unplatted
portions of the SW1/4 of Section 5, T.2N., R.1E., B.M., Ada County, Idaho.

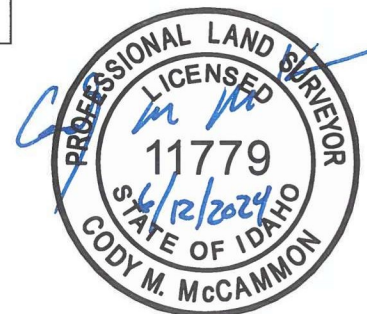
Job No.
22-285

Sheet No.
1 of 2

Dwg. Date
6/12/2024

Line Table		
Line	Bearing	Length
L1	N89°55'18"E	187.58'
L2	N00°04'42"W	35.65'
L3	N89°55'18"E	37.00'
L4	S45°04'42"E	11.31'
L5	N45°46'56"E	8.74'
L6	N74°55'59"E	195.03'
L7	S44°13'04"E	22.00'
L8	N45°46'56"E	378.17'
L9	S66°56'01"E	170.73'
L10	S89°59'01"E	261.29'
L11	S00°00'59"W	293.70'
L12	N61°46'52"W	155.06'
L13	S82°33'31"W	182.68'
L14	S57°24'55"W	143.12'
L15	S67°27'28"W	176.39'
L16	N87°28'39"W	78.00'
L17	N51°21'39"W	214.44'

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	20.44'	100.00'	11°42'50"	N05°56'07"W	20.41'
C2	554.28'	472.00'	67°17'03"	N79°25'27"E	522.98'
C3	120.69'	300.00'	23°03'00"	S78°27'31"E	119.88'
C4	49.17'	50.00'	56°20'46"	N61°50'35"E	47.21'
C5	314.02'	267.40'	67°17'03"	S79°25'27"W	296.28'



P:\Summerlin Sub (Lansing Farms) 22-285\dwg\R-8 Ex.dwg 6/12/2024 5:54:51 PM


 <div>IDAHO SURVEY GROUP, LLC</div>	9955 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570	Exhibit Drawing for R-8 Zone Summerlin Subdivision		Job No. 22-285
		A portion of Lots 2 and 3, Block 1, Laredo Estates Subdivision and unplatted portions of the SW1/4 of Section 5, T.2N., R.1E., B.M., Ada County, Idaho.		Sheet No. 2 of 2
				Dwg. Date 6/12/2024

EXHIBIT B

**CITY OF MERIDIAN
FINDINGS OF FACT, CONCLUSIONS OF LAW
AND DECISION & ORDER**



**In the Matter of the Request for annexation and preliminary plat, by Laren Bailey, Conger Group.
Case No(s). H-2024-0023**

For the City Council Hearing Date of: December 17, 2024 (Findings on January 7, 2025)

A. Findings of Fact

1. Hearing Facts (see attached Staff Report for the hearing date of December 17, 2024, incorporated by reference)
2. Process Facts (see attached Staff Report for the hearing date of December 17, 2024, incorporated by reference)
3. Application and Property Facts (see attached Staff Report for the hearing date of December 17, 2024, incorporated by reference)
4. Required Findings per the Unified Development Code (see attached Staff Report for the hearing date of December 17, 2024, incorporated by reference)

B. Conclusions of Law

1. The City of Meridian shall exercise the powers conferred upon it by the "Local Land Use Planning Act of 1975," codified at Chapter 65, Title 67, Idaho Code (I.C. §67-6503).
2. The Meridian City Council takes judicial notice of its Unified Development Code codified as Title 11 Meridian City Code, and all current zoning maps thereof. The City of Meridian has, by ordinance, established the Impact Area and the Comprehensive Plan of the City of Meridian, which was adopted December 17, 2019, Resolution No. 19-2179 and Maps.
3. The conditions shall be reviewable by the City Council pursuant to Meridian City Code § 11-5A.
4. Due consideration has been given to the comment(s) received from the governmental subdivisions providing services in the City of Meridian planning jurisdiction.
5. It is found public facilities and services required by the proposed development will not impose expense upon the public if the attached conditions of approval are imposed.
6. That the City has granted an order of approval in accordance with this Decision, which shall be signed by the Mayor and City Clerk and then a copy served by the Clerk upon the applicant, the Community Development Department, the Public Works Department and any affected party requesting notice.
7. That this approval is subject to the Conditions of Approval all in the attached Staff Report for the hearing date of December 17, 2024, incorporated by reference. The conditions are concluded to

be reasonable and the applicant shall meet such requirements as a condition of approval of the application.

C. Decision and Order

Pursuant to the City Council's authority as provided in Meridian City Code § 11-5A and based upon the above and foregoing Findings of Fact which are herein adopted, it is hereby ordered that:

1. The applicant's request for annexation and preliminary plat is hereby approved per the conditions of approval in the Staff Report for the hearing date of December 17, 2024, attached as Exhibit A.

D. Notice of Applicable Time Limits

Notice of Preliminary Plat Duration

Please take notice that approval of a preliminary plat, combined preliminary and final plat, or short plat shall become null and void if the applicant fails to obtain the city engineer's signature on the final plat within two (2) years of the approval of the preliminary plat or the combined preliminary and final plat or short plat (UDC 11-6B-7A).

In the event that the development of the preliminary plat is made in successive phases in an orderly and reasonable manner, and conforms substantially to the approved preliminary plat, such segments, if submitted within successive intervals of two (2) years, may be considered for final approval without resubmission for preliminary plat approval (UDC 11-6B-7B).

Upon written request and filed by the applicant prior to the termination of the period in accord with 11-6B-7.A, the Director may authorize a single extension of time to obtain the City Engineer's signature on the final plat not to exceed two (2) years. Additional time extensions up to two (2) years as determined and approved by the City Council may be granted. With all extensions, the Director or City Council may require the preliminary plat, combined preliminary and final plat or short plat to comply with the current provisions of Meridian City Code Title 11. If the above timetable is not met and the applicant does not receive a time extension, the property shall be required to go through the platting procedure again (UDC 11-6B-7C).

Notice of Conditional Use Permit Duration

Please take notice that the conditional use permit, when granted, shall be valid for a maximum period of two (2) years unless otherwise approved by the City. During this time, the applicant shall commence the use as permitted in accord with the conditions of approval, satisfy the requirements set forth in the conditions of approval, and acquire building permits and commence construction of permanent footings or structures on or in the ground. For conditional use permits that also require platting, the final plat must be signed by the City Engineer within this two (2) year period.

Upon written request and filed by the applicant prior to the termination of the period in accord with 11-5B-6.G.1, the Director may authorize a single extension of the time to commence the use not to exceed one (1) two (2) year period. Additional time extensions up to two (2) years as determined and approved by the City Council may be granted. With all extensions, the Director or City Council may require the conditional use comply with the current provisions of Meridian

City Code Title 11(UDC 11-5B-6F).

Notice of Development Agreement Duration

The city and/or an applicant may request a development agreement or a modification to a development agreement consistent with Idaho Code section 67-6511A. The development agreement may be initiated by the city or applicant as part of a request for annexation and/or rezone at any time prior to the adoption of findings for such request.

A development agreement may be modified by the city or an affected party of the development agreement. Decision on the development agreement modification is made by the city council in accord with this chapter. When approved, said development agreement shall be signed by the property owner(s) and returned to the city within six (6) months of the city council granting the modification.

A modification to the development agreement may be initiated prior to signature of the agreement by all parties and/or may be requested to extend the time allowed for the agreement to be signed and returned to the city if filed prior to the end of the six (6) month approval period.

E. Judicial Review

Pursuant to Idaho Code § 67-6521(1)(d), if this final decision concerns a matter enumerated in Idaho Code § 67-6521(1)(a), an affected person aggrieved by this final decision may, within twenty-eight (28) days after all remedies have been exhausted, including requesting reconsideration of this final decision as provided by Meridian City Code § 1-7-10, seek judicial review of this final decision as provided by chapter 52, title 67, Idaho Code. This notice is provided as a courtesy; the City of Meridian does not admit by this notice that this decision is subject to judicial review under LLUPA.

F. Notice of Right to Regulatory Takings Analysis

Pursuant to Idaho Code §§ 67-6521(1)(d) and 67-8003, an owner of private property that is the subject of a final decision may submit a written request with the Meridian City Clerk for a regulatory takings analysis.

G. Attached: Staff Report for the hearing date of December 17, 2024

By action of the City Council at its regular meeting held on the 7th day of January, 2025.

COUNCIL PRESIDENT LUKE CAVENER

VOTED AYE

COUNCIL VICE PRESIDENT LIZ STRADER

VOTED AYE

COUNCIL MEMBER DOUG TAYLOR

VOTED AYE

COUNCIL MEMBER JOHN OVERTON

VOTED _____

COUNCIL MEMBER ANNE LITTLE ROBERTS

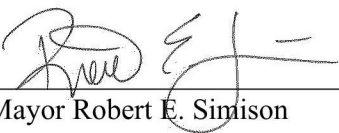
VOTED AYE

COUNCIL MEMBER BRIAN WHITLOCK

VOTED _____



MAYOR ROBERT SIMISON
(TIE BREAKER)

VOTED _____



Mayor Robert E. Simison 1-7-2025

Attest:

Chris Johnson 1-7-2025
City Clerk

Copy served upon Applicant, Community Development Department, Public Works Department and City Attorney.

By:  Dated: 1-7-2025
City Clerk's Office

COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING DATE: 12/17/2024

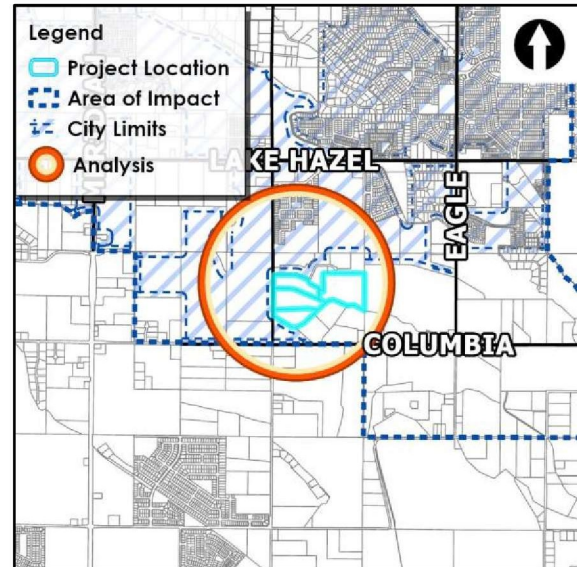
TO: Mayor & City Council

FROM: Linda Ritter, Associate Planner
208-884-5533
lritter@meridianscity.org

APPLICANT: Laren Bailey, Conger Group

SUBJECT: H-2024-0023
Summerlin West Subdivision AZ, PP

LOCATION: Located in the NW ¼ of the SW ¼ of Section 5, Township 2N, Range 1E, parcels: R5147110200, R5147110324, R5147110342 and S1405315235



I. PROJECT OVERVIEW

A. Summary

An annexation with zoning from RUT (Rural Urban Transition) to R-8 (medium density) and R-15 (medium-high density) and a preliminary plat application to allow for the development of a 367-lot subdivision consisting of 337 residential building lots and 28 common lots on 63.17-acres.

B. Issues/Waivers

- Kuna School District states they cannot serve the proposed development because the proposed plats in this zone are beyond district capacity. This proposed development will impact Silver Trail Elementary, Fremont Middle School, Kuna High School and Swan Falls High School zones which are already at or over capacity with the current enrollment.
- Waiver for Block Face Length per UDC 11-6C-3F for E. Crimson Clover Drive exceeding the maximum requirement of 1,200 feet.
- Waiver to keep the Rawson Canal open per UDC 11-3A-6.
- Access management and potential impacts due to the close proximity of the private road (E. Cavalli Lane) to the proposed public road (Summerlin Drive). Staff feels the applicant and the adjacent property owner should coordinate to develop a shared access solution.

C. Recommendation

Staff recommends approval of the requested annexation and preliminary plat per the conditions of approval included in Section IV in accord accordance with Findings in Section V.

D. Decision

Approved with Conditions

II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Rural Urban Transition (RUT)	-
Proposed Land Use(s)	Single-Family Residential	-
Existing Zoning	RUT	VII.A.2
Proposed Zoning	R-8 and R-15	
Adopted FLUM Designation	Medium Density Residential, Low Density Residential	VII.A.3
Proposed FLUM Designation	Medium Density Residential, Low Density Residential	

Table 2: Process Facts

Description	Details
Preapplication Meeting date	5/28/2024
Neighborhood Meeting	5/23/2024
Site posting date	10/28/2024

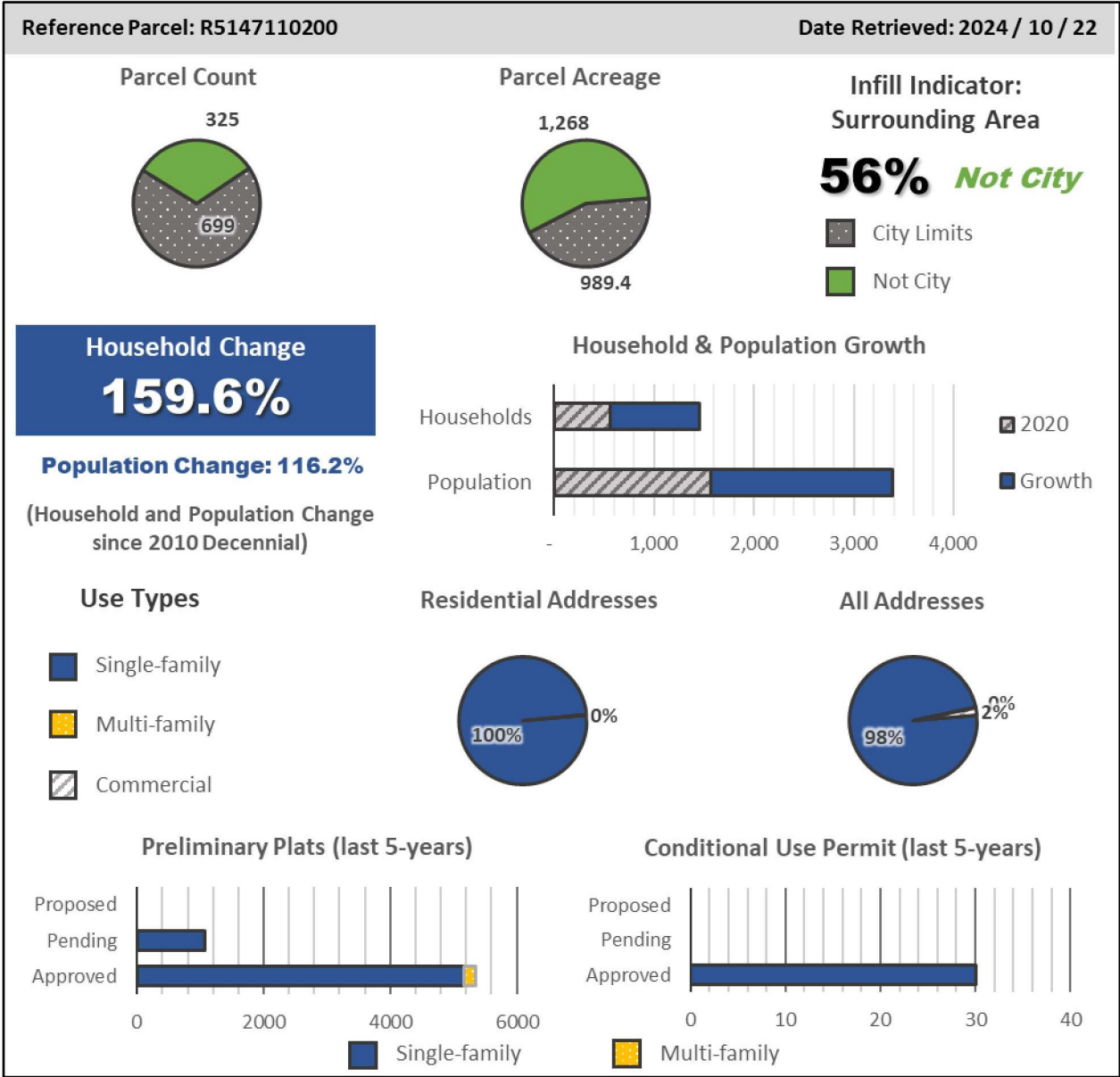
Table 3: Community Metrics

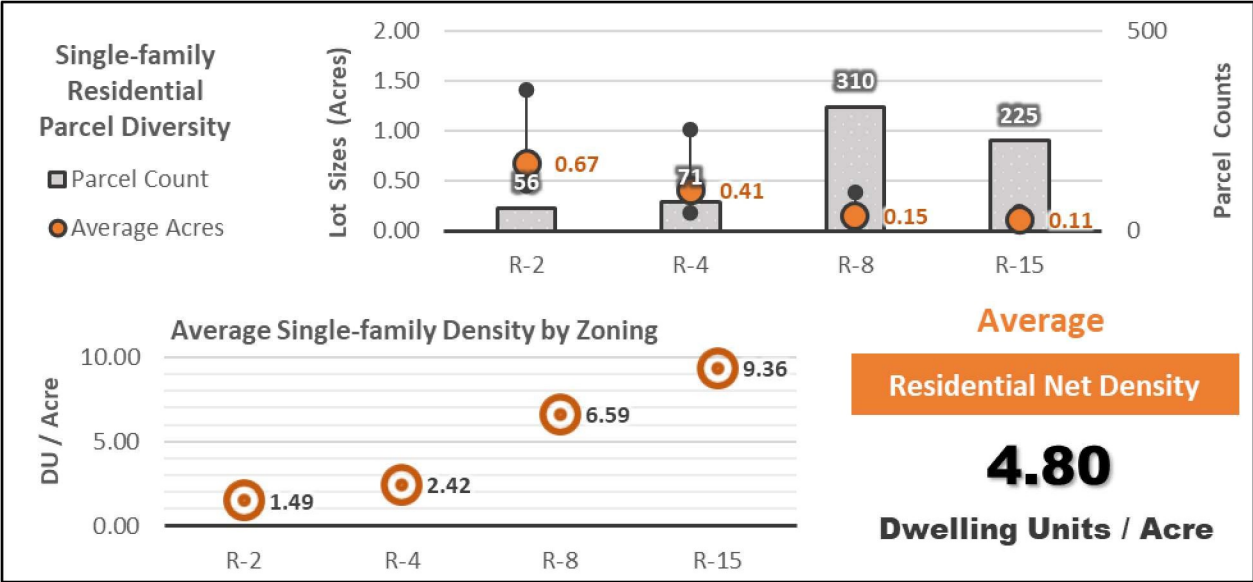
Agency / Element	Description / Issue	Reference
Ada County Highway District		IV.G
• Comments Received	Yes, Staff Report	-
• Commission Action Required	No	-
• Access	S. Locust Grove Road	-
• Traffic Level of Service	E	-
ITD Comments Received	Yes, Letter	IV.H
Meridian Public Works Wastewater		IV.B
• Distance to Mainline	900 ft from property line	
• Impacts or Concerns	<ul style="list-style-type: none"> Sewer not yet available to site. Closest available sewer is 900 ft from property line Must provide to and through to R8315200020 	
Meridian Public Works Water		IV.B
• Distance to Mainline	890' from existing water main however Hadler Subdivision would bring it within 70' once constructed.	
• Impacts or Concerns	<ul style="list-style-type: none"> Engineer to verify if there is a well onsite. If a well is located on the site it must be abandoned per regulatory requirements and proof of abandonment must be provided to the City. Developer of Rescue Ranch has discuss running a water main down E Cavalli Ln with the City. Work with the developer of Rescue Ranch on water mains location. The City will not allow parallel water lines. So either: <ul style="list-style-type: none"> A. The water line is constructed in E Cavalli Ln and you tie into it; or B. The main gets constructed in Summerlin Drive and you provide an easement and stub to the property boundary. <ul style="list-style-type: none"> Only phase 1 as shown in the phasing plan can be constructed with a single connection to the City's existing water infrastructure. A second connection (looping) is required before additional Phases will be approved. If a road to the south is required provide a water main stub to the southern boundary. Main down Locust Grove needs to be 12". 	

School District(s)	Kuna School District	IV.F
• Capacity of Schools	Silver Trail Elementary – At or over capacity Fremont Middle School – At or over capacity Kuna High School – At or over capacity Swan Falls High School – At or over capacity	-
• Number of Students Enrolled	Silver Trail Elementary – At or over capacity Fremont Middle School – At or over capacity Kuna High School – At or over capacity Swan Falls High School – At or over capacity	-

Note: See City/Agency Comments and Conditions Section and public record for all department/agency comments received. [Summerlin West AZ, PP H-2024-0023](#) (copy this link into a separate browser).

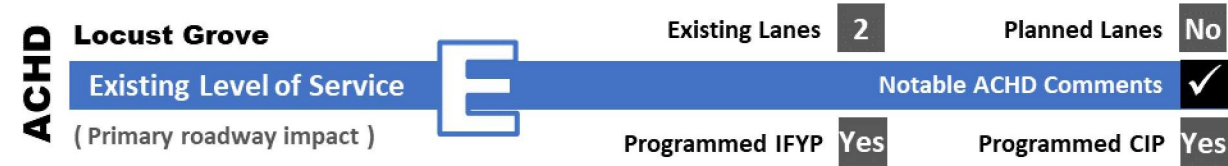
Figure 1: One-Mile Radius Existing Condition Metrics





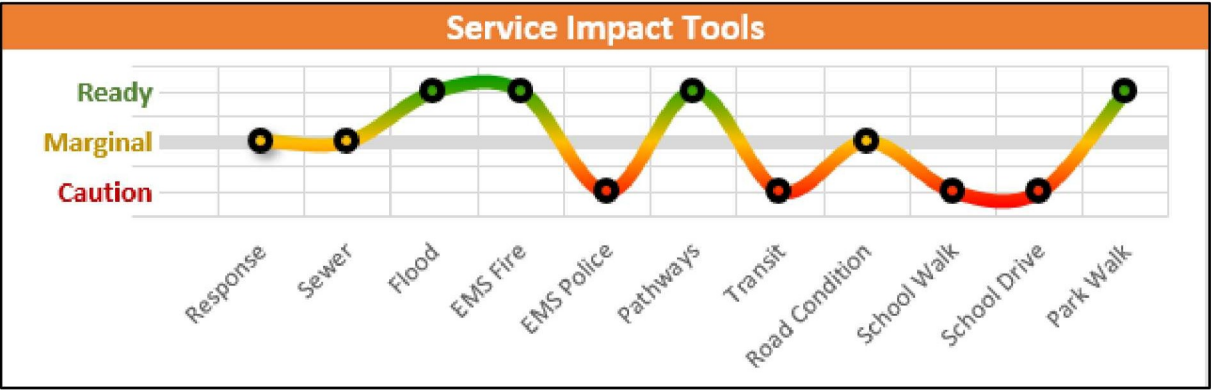
Notes: See VIII. Additional Notes & Details for Staff Report Maps, Tables, and Charts.

Figure 2: ACHD Summary Metrics



Notes: See VIII. Additional Notes & Details for Staff Report Maps, Tables, and Charts.

Figure 3: Service Impact Summary



Notes: See VIII. Additional Notes & Details for Staff Report Maps, Tables, and Charts.

III. STAFF ANALYSIS

Comprehensive Plan and Unified Development Code (UDC)

A. General Overview

This property is designated Medium Density Residential and Low Density Residential on the City's Future Land Use Map (FLUM) contained in the Comprehensive Plan. The medium density residential designation allows for dwelling units at gross densities of three (3) to eight (8) dwelling units per acre. Density bonuses may be considered with the provision of additional public amenities such as a park, school, or land dedicated for public services.

The low density residential designation allows for dwelling units at gross densities of three (3) dwelling units or less per acre. These areas often transition between existing rural residential and urban properties. Developments need to respect agricultural heritage and resources, recognize view sheds and open spaces, and maintain or improve the overall atmosphere of the area. The use of open spaces, parks, trails, and other appropriate means should enhance the character of the area. Density bonuses may be considered with the provision of additional public amenities such as a park, school, or land dedicated for public services.

The proposed density for the 17.274 acres of land for the R-8 zoning district equates to 2.95 du/ac and 6.12 du/ac for the 46.691 acres proposed for R-15 zoning. The applicant states the proposed project has an overall gross density of 5.37 du/ac, meeting the required density range listed above. Staff finds the proposed preliminary plat and requested R-8 and R-15 zoning districts to be generally consistent with the Future Land Use Map designation for medium and low density residential.

The R-15 zoning designation, which allows for reduced lot sizes down to 2,000 square feet, provides flexibility for developers to support a diversity and variety of housing types. This can create a dynamic, multi-generational community where residents can transition through different stages of life (known as aging in place) while remaining in the same neighborhood. This type of zoning in conjunction with other designations should be used to support a diverse housing mix that supports long-term residency and continuity within the community, promoting stability and a sense of place for residents throughout different stages of life.

Comprehensive Plan Policy 2.01.01 encourages diverse housing options suitable for various income levels, household sizes and lifestyle preferences.

Comprehensive Plan policy 2.01.01G states development should avoid the concentration of any one housing type or lot size in any geographical area; provide for diverse housing types throughout the City.

Therefore, staff recommends the applicant provide a mix of dwelling type such as single family attached or townhomes within Block 2 (lots 2-12), Block 3 (lots 2-20), and Block 4 (lots 2-20) of the proposed development as supported by the Comprehensive Plan within the R-15 zoning district.

The City may require a development agreement (DA) in conjunction with an annexation pursuant to Idaho Code section 67-6511A. To ensure the site develops as proposed with this application, staff recommends a DA as a provision of annexation with the provisions included in Section IV. The DA is required to be signed by the property owner(s)/developer and returned to the City within six (6) months of the Council granting the annexation for approval by City Council and subsequent recordation.

Table 4: Project Overview

Description	Details
History	Laredo Estates Subdivision Lots 2 and 3
Phasing Plan	6 Phases
Residential Units	336 Single-family detached
Open Space	15% required/24.36% and 15.39 acres provided
Amenities	Swimming pool facility, playground, picnic gazebo, pathways, tot lot, plaza sitting area and dog parks
Physical Features	Rawson Canal
Acreage	63.17 acres
Lots	367 lots (337 residential, 25 open space and 3 common driveways)
Density	6.12 du/acre (R-15) 2.95 du/acre (R-8) overall 5.37 du/acre

B. History

The property resides within Ada County and is zoned RUT. Parcels R5147110200, R5147110324 and R5147110342 were originally part of the Laredo Estates Subdivision Lots 2 and 3. Lot 3 was later subdivided into two lots.

C. Site Development and Use Analysis

1. Existing Structures/Site Improvements (UDC 11-1):

The current use of the property is agricultural with one (1) residential property existing. The existing structure will be removed and the existing well and septic system will need to be abandoned as required.

2. Proposed Use Analysis (Comp Plan 2.01.02C, Comp Plan 2.06.01G, Comp Plan 2.06.02D, UDC 11-2):

The applicant is proposing single-family detached homes which are listed as a principal permitted use in UDC Table 11-2A-2 for the R-8 and R-15 zoning districts. Staff is recommending the applicant provide a mix of dwelling types within the residential area such as single family attached, or townhomes as supported by the Comprehensive Plan and the purpose statement of the UDC within the R-15 zoning district.

Comprehensive Plan policy 2.01.01C encourages the applicants to maintain a range of residential land use designations that allow diverse lot sizes, housing types, and densities. To support this policy staff recommends the applicant provide additional housing options (i.e. townhomes, single family attached) in the development.

Comprehensive Plan policy 2.01.01G states development should avoid the concentration of any one housing type or lot size in any geographical area; provide for diverse housing types throughout the City.

Comprehensive Plan policy 2.06.02D encourages a diversity of housing, recreation, and mobility options to attract and sustain the local workforce.

The Comprehensive Plan states the location and balance of land uses and densities should efficient and sustainable; enhance community identity; support a multimodal transportation network; provide housing choices near jobs, schools, shops, and parks; minimize conflicts between incompatible uses; and integrate development with existing and planned infrastructure. The Comprehensive Plan was updated to support a diversity of housing types for all income groups.

3. Dimensional Standards (UDC 11-2):

The preliminary plat and future development are required to comply with the dimensional standards listed in UDC Table 11-2A-6 and 11-2A-7 for the R-8 and R-15 zoning districts.

All proposed lots and public streets appear to meet UDC dimensional standards per the submitted preliminary plat. This includes minimum lot sizes of 2,000 - 4,000 sq. ft. and required street frontages of at least forty (40) feet. The subdivision is proposed to develop in six (6) phases as depicted in Exhibit VII J, Figure 3. Development of the subdivision is required to comply with the subdivision design and improvement standards listed in UDC 11-6C-3.

Although the R-8 zoning meets the requirements of three (3) or less dwelling units per acre, it does not meet the intent of the low density residential FLUM designation as outlined in the Comprehensive Plan. Low Density Residential allows for the development of single-family homes on large and estate lots at gross densities of three dwelling units or less per acre. These areas often transition between existing rural residential and urban properties. Developments need to respect agricultural heritage and resources, recognize view sheds and open spaces, and maintain or improve the overall atmosphere of the area. The use of open spaces, parks, trails, and other appropriate means should enhance the character of the area. Density bonuses may be considered with the provision of additional public amenities such as a park, school, or land dedicated for public services.

Staff's recommendation is to shift from an R-8 zoning designation to an R-2 or R-4 zoning with larger lot sizes (8,000–12,000 square feet) which aligns with the goal of creating a smoother transition between rural and urban properties. The emphasis on larger estate lots in the transition area serves several important purposes:

- *Preserving Rural Character: By opting for larger lots, the development can offer a buffer that respects the rural and agricultural heritage of the area, maintaining a sense of openness.*
- *Recognizing Scenic View Sheds and Open Space: Larger lots allow for more open space, which can help preserve key views and create a less dense, more spacious environment. This approach is particularly valuable if the area has scenic or historic value that residents and the community wish to preserve.*
- *Ensuring Compatibility: Transitioning with larger lots prevents a stark contrast between high-density urban properties and lower-density rural areas, helping to avoid potential issues with traffic, noise, and visual impacts for existing rural properties.*
- *Enhancing Quality of Life: Maintaining open spaces and respecting the area's agricultural roots can contribute to a more cohesive community atmosphere, balancing growth with the preservation of the area's heritage.*

The recommendation supports a balanced growth approach that would be more sensitive to the area's unique character and appeal.

Five (5) common driveways are proposed with this subdivision. The applicant has provided common drive exhibits which demonstrate no more than three (3) units are served whereas a maximum of 4 units are allowed. The common driveway meets the minimum width of twenty (20) feet and does not exceed the maximum length of one hundred and fifty (150) feet. Solid fencing adjacent to common driveways is prohibited, unless separated by a minimum five (5) foot wide landscaped buffer.

D. Design Standards Analysis

The proposed plat and subsequent development are required to comply with the dimensional standards listed in UDC Table 11-2A-6 and 11-2A-7 for the R-8 and R-15 zoning districts. The proposed lots comply with the dimensional standards of the above-mentioned districts.

Ada County Highway District (ACHD) is requiring the applicant to dedicate additional right-of-way to total 39-feet from the section line of Locust Grove Road abutting the site. The applicant may need to revise their site plan to reflect this requirement.

1. Existing Structure:

The current use of the property is agricultural with one (1) residential property and several outbuildings existing. The structures will be removed and the existing well and septic system will be abandoned as required. City utilities are required to be extended to serve the proposed development.

2. Qualified Open Space & Amenities (Comp Plan 2.02.00, Comp Plan 2.02.01B, UDC 11-3G):

Based on the standards in UDC Table 11-3G-3, a minimum of 15% (or 12.05-acres) of qualified open space is required to be provided within the development. An open space exhibit was submitted as shown in Section VII.G, that depicts 24.36% (or 15.39-acres) of open space that meets the required quality and qualified open space standards. Based on the standards in UDC 11-3G-4A, a minimum of thirteen (13) amenity points are required to be provided. The amenities proposed are a swimming pool facility, playground, pathways, pickle ball courts, soccer field, dog parks and several open space areas. All common open space areas are required to be landscaped with one deciduous shade tree for every 5,000 square feet of area and include a variety of trees, shrubs, lawn or other vegetative groundcover per UDC 11-3G-5B.3. The applicant needs to provide an amenity from the multi-modal group in order to meet the required standards.

Comprehensive Plan policy 2.02.00 requires the applicant to plan for safe, attractive, and well-maintained neighborhoods that have ample open space, and generous amenities that provide varied lifestyle choices.

Comprehensive Plan policy 2.02.01B requires the applicant to evaluate open space and amenity requirements for consistency with community needs and values.

3. Landscaping (UDC 11-3B):

i. Landscape buffers along streets

UDC 11-2A-6 requires a twenty-five (25) foot wide buffer along arterial roads (S. Locust Grove) and a twenty (20) foot wide buffer is required along collector roads (Summerlin Drive prior to Delina Avenue and Barchetta Avenue).

ii. Tree preservation

Per UDC 11-3B-10, the applicant shall preserve existing trees four-inch caliper or greater from destruction during the development.

Mitigation shall be required for all existing trees four-inch caliper or greater that are removed from the site with equal replacement of the total calipers lost on site up to an amount of one hundred (100) percent replacement (Example: Two (2) ten-inch caliper trees removed may be mitigated with four 5-inch caliper trees, five (5) four-inch caliper trees, or seven (7) three-inch caliper trees). Deciduous specimen trees four-inch caliper or greater may count double towards total calipers lost, when planted at entryways, within common open space, and when used as focal elements in landscape design.

The applicant shall add a mitigation section to the landscape plan for trees meeting the criteria above that are removed.

iii. Storm integration

Per UDC 11-3B-11, the applicant shall meet the intent to improve water quality and provide a natural, effective form of flood and water pollution control through the integration of vegetated, well designed stormwater filtration swales and other green

stormwater facilities into required landscape areas, where topography and hydrologic features allow if part of the development.

Development will be required to meet UDC 11-3B-11 for stormwater integration.

iv. Pathway landscaping

Landscaping for pathways shall meet the requirements outlined in UDC 11-3B-12. The applicant is required to provide a landscape strip a minimum of five (5) feet wide shall along each side of the pathway. Designs are encouraged in which the width of the landscape strip varies to provide additional width to plant trees farther from the pathway, preventing root damage. The minimum width of the landscape strip shall be two (2) feet to allow for maintenance of the pathway. The landscape strips shall be planted with a mix of trees, shrubs, lawn, and/or other vegetative ground cover. The applicant is required to add pathway landscaping along the Rawson Canal.

4. Parking (UDC 11-3C):

Off-street parking is required to be provided for each home based on the total number of bedrooms per unit as set forth in UDC Table 11-3C-6. On-street parking is also available on the proposed streets.

i. Residential parking analysis

The proposal will be required to meet the standards for parking as set forth in UDC 11-3C-6.

5. Building Elevations (Comp Plan 2.01.01C, Architectural Standards Manual):

Three (3) conceptual building elevations were submitted for the proposed subdivision as shown in Exhibit VII.K. The applicant states the homes in the Summerlin West Subdivision will include 337 homes with a mix of different product types, two-story and single-story detached single-family homes.

Buildings shall be designed with elevations that create interest through the use of broken planes, windows, and fenestrations that produce a rhythm of materials and patterns. Design review is not required for single-family detached structures. However, because the rear and/or sides of homes facing S. Locust Grove Road, S. Barchetta Avenue and the collector portion of Summerlin Drive will be highly visible, Staff recommends a DA provision requiring those elevations incorporate articulation through changes in two or more of the following: modulation (e.g. projections, recesses, step-backs, pop-outs), bays, banding, porches, balconies, material types, or other integrated architectural elements to break up monotonous wall planes and roof lines that are visible from adjacent public streets. Single-story homes are exempt from this requirement.

Design review is required for single-family attached and townhomes. Design review will have to meet the requirements outlined in the City's Architectural Standards Manual.

Comprehensive Plan policy 2.01.01C encourages the applicants to maintain a range of residential land use designations that allow diverse lot sizes, housing types, and densities. To support this policy staff recommends the applicant provide additional housing options (i.e. townhomes, single family attached) in the development.

6. Fencing (UDC 11-3A-6, 11-3A-7):

All fencing constructed on the site is required to comply with the standards listed in UDC 11-3A-7.

7. Parkways (*Comp Plan 3.07.01C, UDC 11-3A-17*):

Per Comp Plan policy 3.07.01C appropriate landscaping, buffers, and noise mitigation with new development along transportation corridors (setback, vegetation, low walls, berms, etc.) is required.

Per the UDC the minimum width of parkways planted with Class II trees shall be eight (8) feet. The width can be measured from the back of curb where there is no likely expansion of the street section within the right-of-way; the parkway width shall exclude the width of the sidewalk. Class II trees are the preferred parkway trees.

The applicant is proposing a parkway along Summerlin Drive.

E. Transportation Analysis

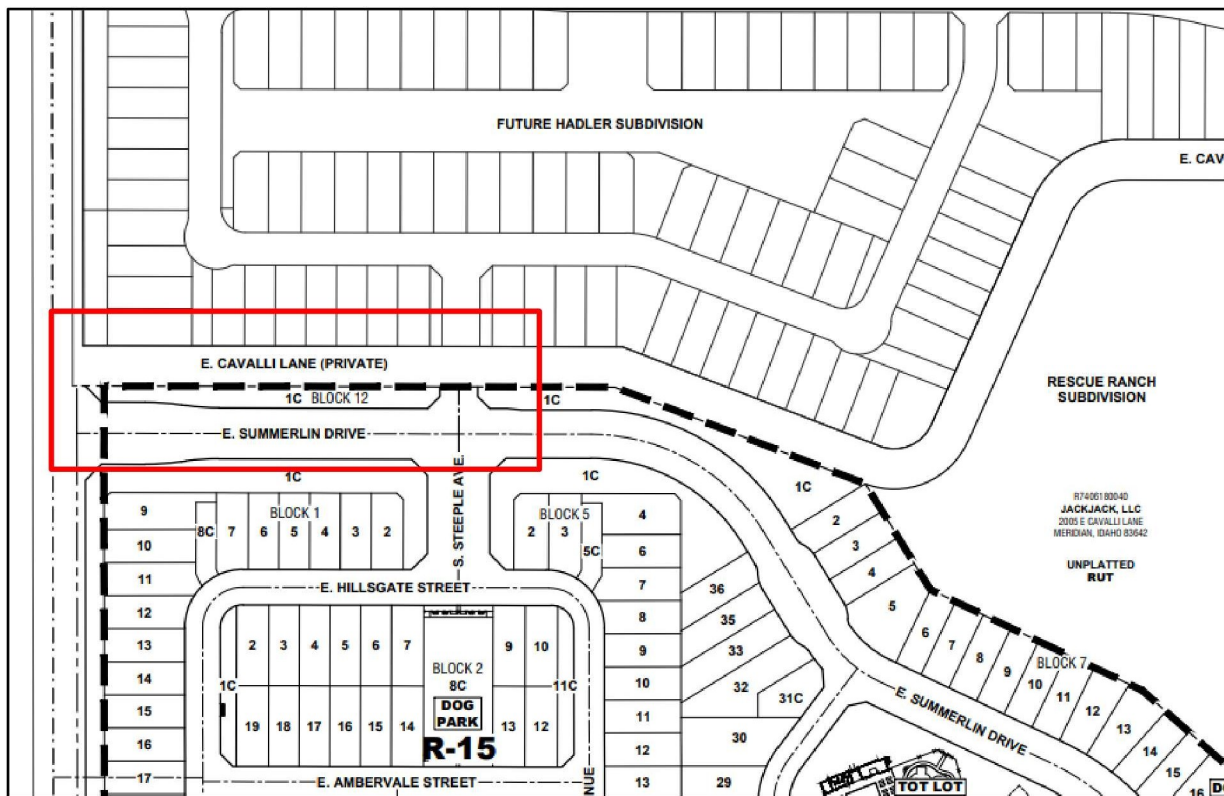
1. Access (*Comp Plan 6.01.02B, UDC 11-3A-3, UDC 11-3H-4*):

Per UDC 11-3A-3, the intent of these standards is to improve safety by combining and/or limiting access points to collector and arterial streets and ensuring that motorists can safely enter all streets unless waived by City Council.

Access to the property is proposed from Summerlin Drive via S. Locust Grove. Secondary access is proposed to be provided via a new north/south collector roadway (Barchetta Avenue) abutting the site's east property line. For Ada County Highway District not to limit the development to 1,000 trips per day or the final platting of 100 building lots until secondary access is provided, the applicant is proposing to construct an emergency access onto Locust Grove Road approximately 430 feet south of Summerlin Drive and in alignment with Ambervale Street.

There is an approved stub street as part of the Hadler Subdivision located north of the site. There is an existing private road, Cavalli Lane, separating this site and Hadler Subdivision that will be required to be closed at the intersection with Locust Grove when the parcels to the east being served by this roadway develop. To allow for the stub street that was approved as part of Hadler Subdivision to be extended in the future and allow for site circulation, the applicant was required to provide a stub street to the site's north property boundary line and in alignment with the stub street approved with Hadler Subdivision.

Staff has concerns regarding access management and potential impacts due to the close proximity of the private road (E. Cavalli Lane) to the proposed public road (Summerlin Drive). Staff feels the applicant and the adjacent property owner should coordinate to develop a shared access solution. A shared access point could potentially reduce traffic congestion and simplify entry/exit points, particularly for larger developments and not leave fifty (50) feet of undeveloped land. See image below.



The applicant needs to provide a stub street to parcel # R8315200030 to the south of the property.

Per ACHD, other than access specifically approved with this application, direct access to Locust Grove is prohibited.

2. Multiuse Pathways (UDC 11-3A-5):

Multiuse pathways shall be constructed in accord with the city's comprehensive plan, the Meridian Pathways Master Plan, the Ada County Highway District Master Street Map and Roadways to Bikeways Master Plan. Detached ten (10) foot wide sidewalks (multiuse pathway) shall be provided along S. Recreation Avenue and Locust Grove Road frontages.

3. Pathways (Comp Plan 4.04.01A, UDC 11-3A-8):

All pathways should be constructed in accord with the standards listed in UDC 11-3A-8.

Comprehensive Plan policy 4.04.01A ensure that new development and subdivisions connect to the pathway system. The Master pathway plan requires a 10-foot multi-use pathway along the north side of the Rawson Canal and the west side of Barchetta Avenue. The plat map does not appear to show a sidewalk along Locust Grove Road and only a five (5) foot sidewalk along Barchetta Avenue. The applicant needs to revise the preliminary plat and landscape plans to show the detached ten (10) foot wide sidewalks.

4. Sidewalks (UDC 11-3A-17):

All sidewalks constructed as part of this proposal are required to comply with the standards listed in UDC 11-3A-17.

5. Private Streets (UDC 11-3F-4):

There are no private streets proposed for this development.

6. Subdivision Regulations (UDC 11-6):

i. Common driveways

Per UDC 11-6C-3D, common driveways shall serve a maximum of four (4) dwelling units. In no case shall more than three (3) dwelling units be located on one (1) side of the driveway.

The applicant is proposing five (5) common driveways that meet the dimensional requirements as outlined in the UDC.

ii. Block face

UDC 11-6C-3- regulates block lengths for residential subdivisions. Staff has reviewed the submitted plat for conformance with these regulations. The intent of this section of code is to ensure block lengths do not exceed 750 ft, although there is the allowance of an increase in block length to 1,000 feet if a pedestrian connection is provided. In no case shall a block face exceed one thousand two hundred (1,200) feet, unless waived by the City Council.

It appears that several blocks exceed 750 feet, but the applicant has provided a pedestrian connection as allowed by UDC 11-6C-3. However, E. Crimson Clover Drive exceeds the maximum block length of 1,200 feet by 665 feet (1,865 feet). The applicant has requested a waiver from Council for exceeded block length.

F. Services Analysis

1. Waterways (Comp Plan 4.05.01D, UDC 11-3A-6):

Per UDC 11-3A-6, requires limiting the tiling and piping of natural waterways, including, but not limited to, ditches, canals, laterals, sloughs and drains where public safety is not a concern as well as improve, protect and incorporate creek corridors (Five Mile, Eight Mile, Nine Mile, Ten Mile, South Slough and Jackson and Evan Drains) as an amenity in all residential, commercial and industrial designs. When piping and fencing is proposed, the standards outlined in UDC 11-3A-6B shall apply.

Comprehensive Plan policy 4.05.01D requires improving and protecting creeks and other natural waterways throughout commercial, industrial, and residential areas.

The Ada County Highway District (ACHD) stated a bridge is required to be constructed on Barchetta Avenue over the Rawson Canal as it runs east and west along the site's southern property line. The cost of the construction for the bridge will be shared by the properties to the east once they develop. ACHD is requiring the applicant to provide a road trust deposit prior to the district signing the first final plat for ¼ of the widening of the bridge on Locust Grove over the Rawson Canal and a road trust deposit for the crossing on Barchetta Avenue over the Rawson Canal to allow for construction of the bridge in the future.

The applicant will need to request a Council waiver to keep the Rawson Canal open.

2. Pressurized Irrigation (UDC 11-3A-15):

The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (UDC 11-3B-6). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to receiving development plan approval.

3. Storm Drainage (UDC 11-3A-18):

An adequate storm drainage system is required in all developments by the City's adopted standards, specifications, and ordinances. Design and construction shall follow best

management practices as adopted by the City as outlined in UDC 11-3A-18. Storm drainage will be proposed with a future Certificate of Zoning Compliance application and shall be constructed to City and ACHD design criteria.

4. Utilities (Comp Plan 3.03.03G, UDC 11-3A-21):

Ensure development is connected to City of Meridian water and sanitary sewer systems and the extension to and through said developments are constructed in conformance with the City of Meridian Water and Sewer System Master Plans in effect at the time of development. All utilities are available to the site. Water main, fire hydrant and water service require a twenty-foot (20) wide easement that extends ten (10) feet past the end of main, hydrant, or water meter. No permanent structures, including trees are allowed inside the easement.

Comprehensive Plan policy 3.03.03G require urban infrastructure be provided for all new developments, including curb and gutter, sidewalks, water and sewer utilities.

IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

1. A Development Agreement (DA) is required as a provision of annexation of this property. Prior to approval of the annexation ordinance, a DA shall be entered into between the City of Meridian, the property owner(s) at the time of annexation ordinance adoption, and the developer. **A final plat will not be accepted until the Annexation ordinance and development agreement are approved by City Council.**

Currently, a fee of \$303.00 shall be paid by the Applicant to the Planning Division prior to commencement of the DA. The DA shall be signed by the property owner and returned to the Planning Division within six (6) months of the City Council granting the annexation. The DA shall, at minimum, incorporate the following provisions:

- a. Future development of this site shall be generally consistent with the preliminary plat, landscape plan, phasing plan, and conceptual building elevations for the single-family dwellings included in Section IV and the provisions contained herein.
 - b. The rear and/or sides of 2-story structures that face S. Locust Grove, S. Barchetta Avenue and Summerlin Drive prior to S. Steeple Avenue shall incorporate articulation through changes in two or more of the following: modulation (e.g. projections, recesses, step-backs, pop-outs), bays, banding, porches, balconies, material types, or other integrated architectural elements to break up monotonous wall planes and roof lines. Single-story structures are exempt from this requirement.
- ~~2. Provide a mix of dwelling type such as single family attached or townhomes within Block 2 (lots 2-12), Block 3 (lots 2-20), and Block 4 (lots 2-20) of the proposed development as allowed by the Comprehensive Plan within the R-15 zoning district.~~
 3. The Preliminary Plat included in Section VII, dated 10/10/24, is approved with the following revisions:
 - a. All utility easements reflected on the utility plan shall be included on the final plat.
 - b. All pathways and micropathways shall be within a separate common lot or easement as required per UDC 11-3A-8.
 - ~~c. Revise the plat map to shift to reflect R2 or R-4 zoning for lots 31-71, Block 1 and provide a legal description. Submit to the City fifteen (15) days prior to the City Council meeting.~~
 - ~~d. Provide a stub road from E. Summerlin Drive to parcel# R8315200030.~~
 - e. Revise preliminary plat map to show the right-of-way dedication along S. Locust Grove Road.
 4. The Landscape Plan included in Section VII, dated 5/28/24, shall be submitted for review and approval with the following revisions prior to final plat approval:
 - a. Show the ten (10) foot wide detached sidewalks along the east side frontage of Locust Grove Road and the west side frontage of Barchetta Avenue.
 - b. Add pathway landscaping along the south side of the Rawson Canal.
 - c. Add shrubs/ornamental grasses/perennials to the pathway within Lot 1C, Block 1 and Lot 11C, Block 11.

5. Provide an amenity from the multi-modal group in order to meet the required standards per UDC 11-3G-4.
6. The applicant shall comply with the open space exhibit approved as part of this plat application that depicts 24.36% (or 15.39-acres) of qualified open space and exceeds the required amenity points.
7. Prior to signature on the final plat by the City Engineer, the applicant shall submit a public access easement for the multi-use pathway along S. Locust Grove to the Planning Division for approval by City Council and subsequent recordation or unless required by ACHD.
8. The applicant shall construct all proposed fencing and/or any fencing required by the UDC, consistent with the standards as set forth in UDC 11-3A-7 and 11-3A-6B, as applicable.
9. The development shall comply with standards and installation for landscaping as set forth in UDC 11-3B-5 and maintenance thereof as set forth in UDC 11-3B-13.
10. Pathway and adjoining fenceings and landscaping shall be constructed consistent with the standards as set forth in UDC 11-3A-7A7, 11-3A-8 and 11-3B-12C.
11. The development shall comply with all subdivision design and improvement standards as set forth in UDC 11-6C-3, including but not limited to driveways, easements, blocks, street buffers, and mailbox placement.
12. Off-street parking is required to be provided in accord with the standards listed in UDC Table 11-3C-6 for single-family detached dwellings based on the number of bedrooms per unit.
13. All common driveways shall meet the requirements of 11-6C-2-D including a perpetual ingress/egress easement being filed with the Ada County Recorder, which shall include a requirement for maintenance of a paved surface capable of supporting fire vehicles and equipment.
14. A Certificate of Zoning Compliance and Design Review application shall be submitted and approved for the proposed gathering barn and pool area prior to submittal of a building permit application. The design of the site and structures shall comply with the standards listed in UDC 11-3A-19; the design standards listed in the Architectural Standards Manual.
15. A Design Review application shall be submitted and approved for the single-family attached and townhomes. The design of the structures shall comply with the standards listed in the Architectural Standards Manual.
16. The Applicant shall have a maximum of two (2) years to obtain City Engineer's signature on a final plat in accord with UDC 11-6B-7.
17. The Applicant shall comply with all conditions of ACHD.
18. Staff's failure to cite all relevant UDC requirements does not relieve the applicant from compliance.

B. Meridian Public Works

See public record (copy the link into a separate browser)

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=351919&dbid=0&repo=MeridianCity>

C. Meridian Park’s Department

See public record (copy the link into a separate browser)

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=351919&dbid=0&repo=MeridianCity>

D. Irrigation Districts

1. Boise Project Board of Control

See public record (copy the link into a separate browser)

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=351919&dbid=0&repo=MeridianCity>

E. Idaho Department of Environmental Quality (DEQ)

See public record (copy the link into a separate browser)

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=351919&dbid=0&repo=MeridianCity>

F. Kuna School District

See public record (copy the link into a separate browser)

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=351919&dbid=0&repo=MeridianCity>

G. Ada County Highway District (ACHD)

See public record (copy the link into a separate browser)

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=351919&dbid=0&repo=MeridianCity>

H. Idaho Transportation Department (ITD)

See public record (copy the link into a separate browser)

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=351919&dbid=0&repo=MeridianCity>

I. Ada County Development Services

See public record (copy the link into a separate browser)

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=351919&dbid=0&repo=MeridianCity>

V. FINDINGS

A. Annexation and/or Rezone (UDC 11-5B-3E)

Upon recommendation from the commission, the council shall make a full investigation and shall, at the public hearing, review the application. In order to grant an annexation and/or rezone, the council shall make the following findings:

1. The map amendment complies with the applicable provisions of the comprehensive plan;
Commission finds annexation of the subject site with an R-8 and R-15 zoning designation is consistent with the Comprehensive Plan Medium Density Residential and Low Density Residential FLUM designation for this property, if the Applicant complies with the provisions in Section IV.

2. The map amendment complies with the regulations outlined for the proposed district, specifically the purpose statement;
Commission finds the lot sizes and layout proposed will be consistent with the purpose statement of the residential districts in that housing opportunities will be provided consistent with the Comprehensive Plan.
3. The map amendment shall not be materially detrimental to the public health, safety, and welfare;
Staff finds that the map amendment will not be detrimental to the public health, safety and welfare.
4. The map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including, but not limited to, school districts; and
The school district states they cannot serve the proposed development because the proposed plats in this zone are beyond district capacity. This proposed development will impact Silver Trail Elementary, Fremont Middle School, Kuna High School and Swan Falls High School zones which are already at or over capacity with the current enrollment. Unlike West Ada School District, the Kuna School District does not have a lot of options when it comes to busing students to different schools or redrawing the school boundaries.
5. The annexation (as applicable) is in the best interest of city.
Commission finds the proposed annexation is in the best interest of the City if the property is developed in accord with the provisions in Section IV.

B. Preliminary Plat (UDC-6B-6)

In consideration of a preliminary plat, combined preliminary and final plat, or short plat, the decision-making body shall make the following findings:

1. The plat is in conformance with the comprehensive plan and is consistent with this unified development code;
Commission finds the proposed plat is generally in conformance with the UDC if the Applicant complies with the conditions of approval in Section IV.
2. Public services are available or can be made available and are adequate to accommodate the proposed development;
Commission finds public services can be made available to the subject property and will be adequate to accommodate the proposed development. Sewer is approximately 900 feet from the property line and the property owner must provide sewer to and through parcel R8315200020. The water mainline is approximately 890 feet away from the property. The development of the Hadler Subdivision will bring the water main line within 70 feet of the property.
3. The plat is in conformance with scheduled public improvements in accord with the city's capital improvement program;
Commission finds the proposed plat is in substantial conformance with scheduled public improvements in accord with the City's Capital Improvement Program.
4. There is public financial capability of supporting services for the proposed development;
Commission finds there is public financial capability of supporting services for the proposed development.

5. The development will not be detrimental to the public health, safety or general welfare; and
Commission finds the proposed development is not detrimental to the public health, safety, and general welfare.
6. The development preserves significant natural, scenic or historic features.
Commission finds the development is preserving the Rawsom Canal by keeping it open as a natural feature.

VI. ACTION

A. Staff:

Staff recommends approval of the requested annexation and preliminary plat per the conditions of approval included in Section IV in accord accordance with Findings in Section V.

B. Commission:

The Meridian Planning & Zoning Commission heard these items on November 19, 2024. At the public hearing, the Commission moved to recommend approval of the subject annexation and preliminary plat requests.

1. Summary of Commission public hearing:
 - a. In favor: Hethe Clark representing the applicant,
 - b. In opposition: None
 - c. Commenting: Tony and Jeanie Mayer, Anna B Canning, David Crawford, Jason Reddy representing Kuna School District
 - d. Written testimony: Tony and Jeanie Mayer, Anna B Canning, Laren Bailey, Robert Bruno
 - e. Staff presenting application: Linda Ritter
 - f. Other Staff commenting on application: Bill Parsons
2. Key issue(s) of public testimony:
 - a. Cavalli Lane, Kuna School District student capacity, were the neighborhood meeting requirements met
3. Key issue(s) of discussion by Commission:
 - a. Cavalli Lane, Kuna School District student capacity, were the neighborhood meeting requirements met
4. Commission change(s) to Staff recommendation:
 - a. Deleted conditions 2 and 3d
5. Outstanding issue(s) for City Council:
 - a. None

C. City Council:

The Meridian City Council heard these items on December 17, 2024. At the public hearing, the Council moved to approve the subject annexation and preliminary plat requests.

1. Summary of the City Council public hearing:
 - a. In favor: Hethe Clark representing the applicant
 - b. In opposition: None
 - c. Commenting: None
 - d. Written testimony: None
 - e. Staff presenting application: Linda Ritter
 - f. Other Staff commenting on application: Bill Parson
2. Key issue(s) of public testimony:
 - a. None
3. Key issue(s) of discussion by City Council:
 - a. Kuna School District student capacity and enrollment issues

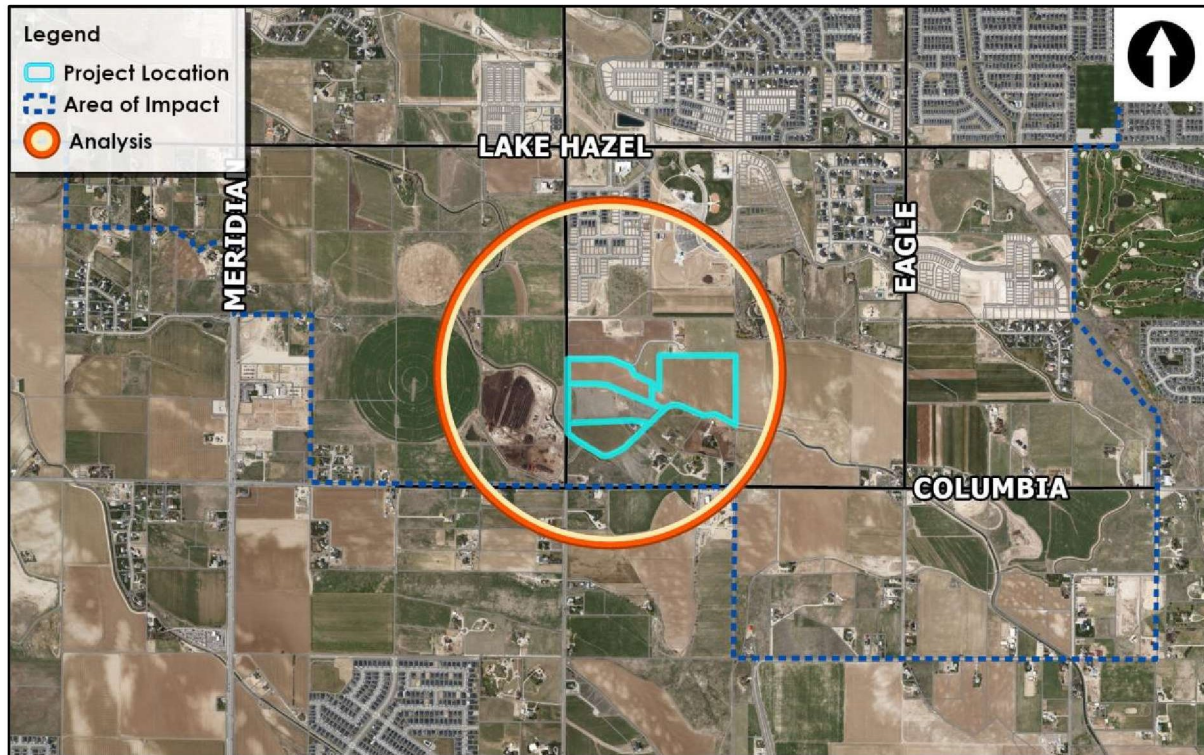
4. City Council change(s) to Commission recommendation:
 - a. Deleted condition 3c.

VII. EXHIBITS

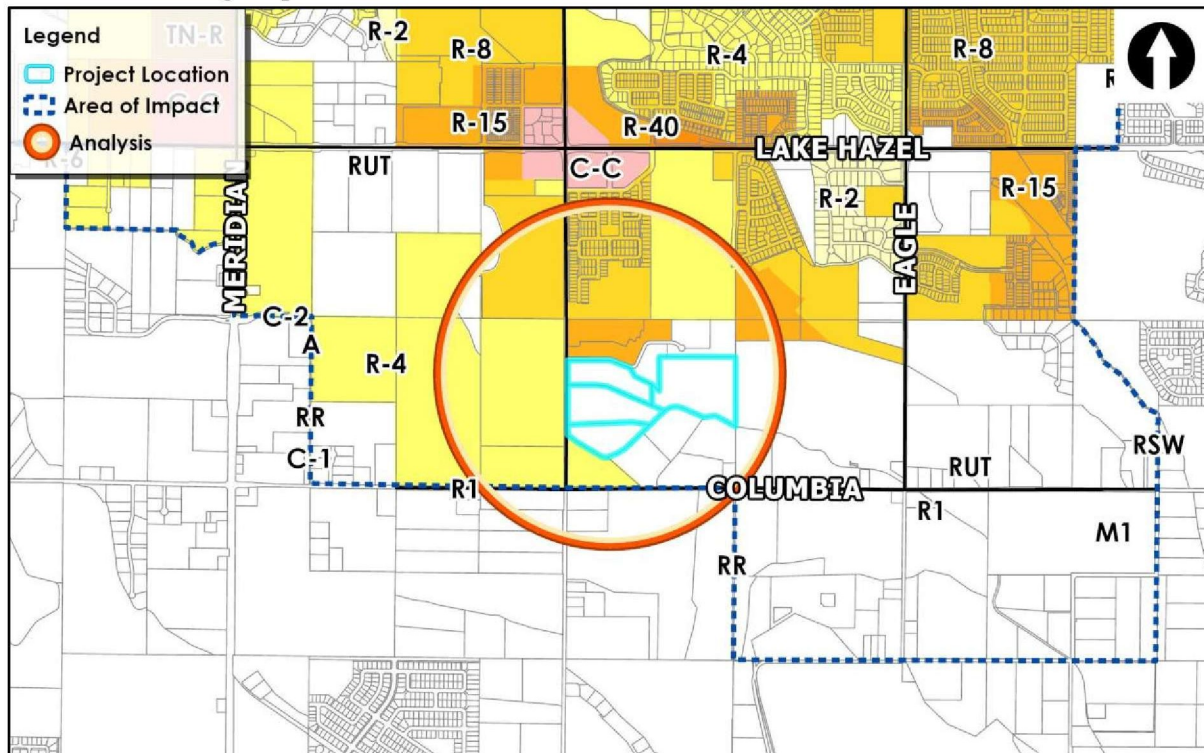
A. Project Area Maps

(link to [Project Overview](#))

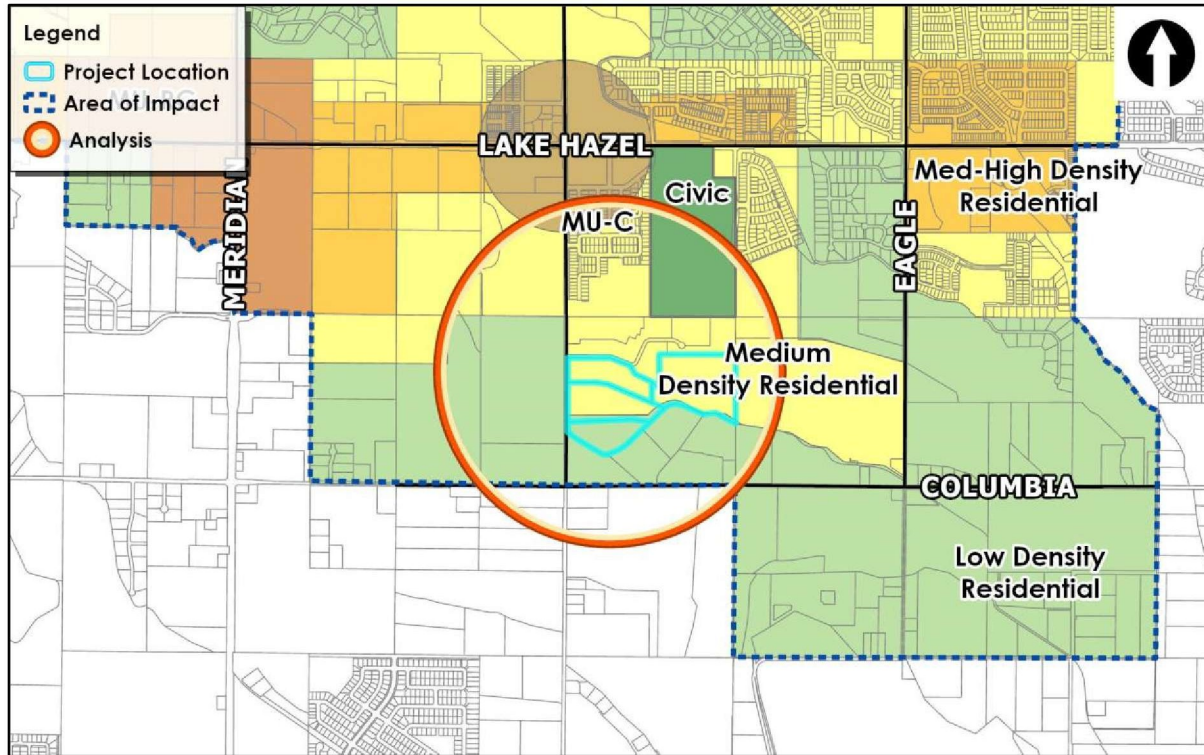
1. Aerial



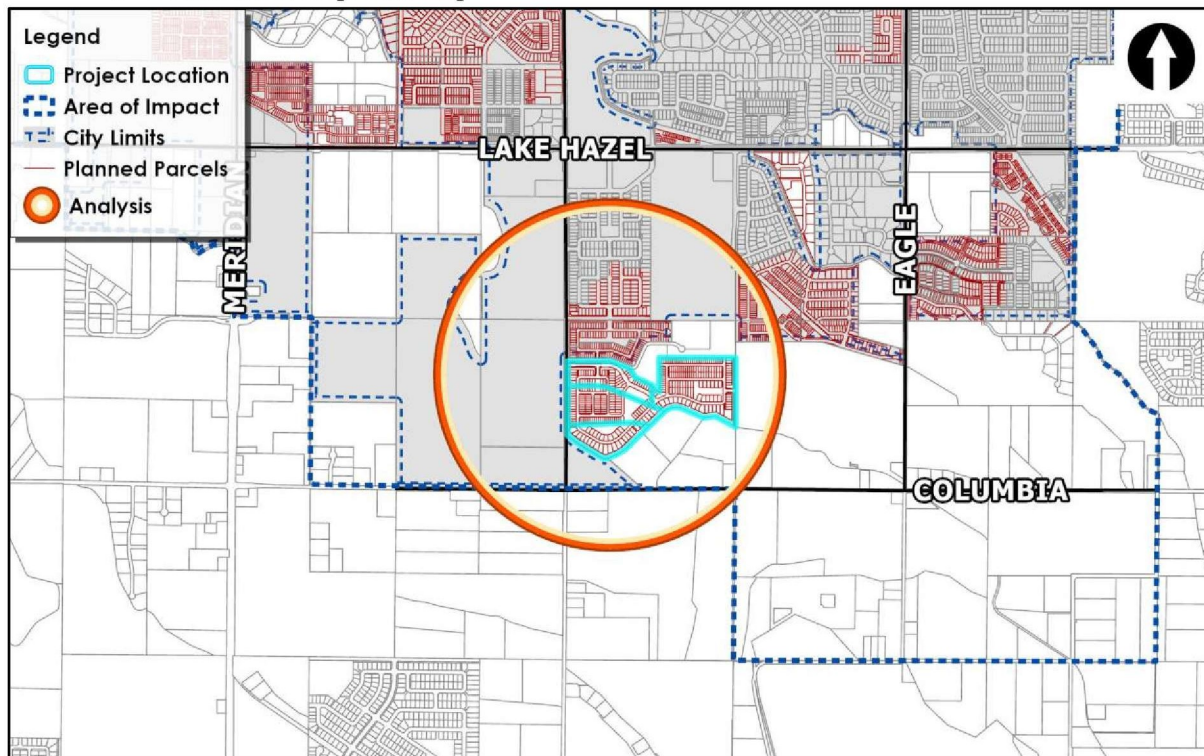
2. Zoning Map



3. Future Land Use



4. Planned Development Map



5. Map Notes

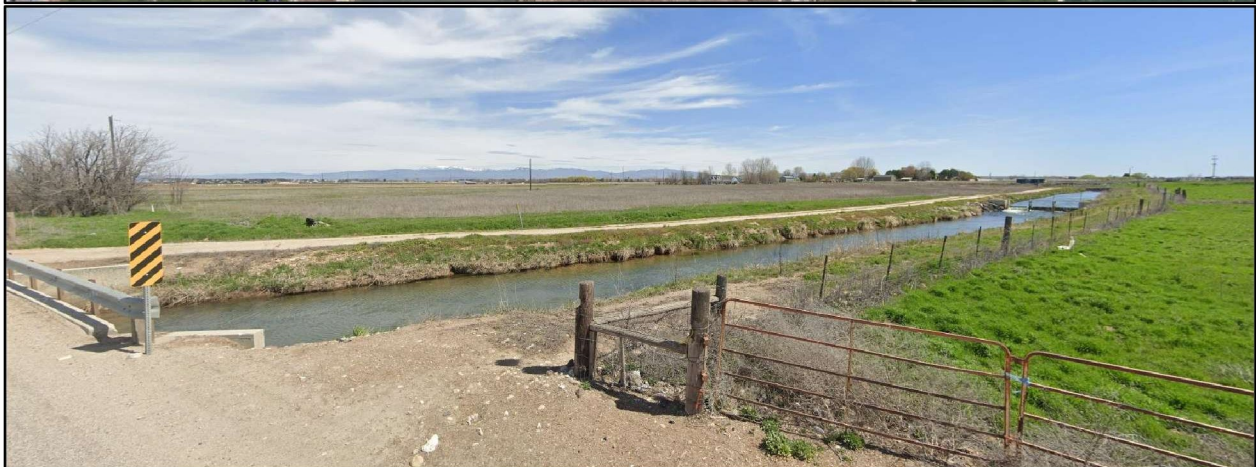
Nearby Recent Preliminary Plats (within last 5-years)

H-2021-0020 H-2021-0062 H-2022-0036

Nearby Recent Conditional Use Permits (within last 5-years)

H-2019-0123 H-2020-0009 H-2020-0057 H-2020-0127 H-2021-0087 H-2021-0086 H-2018-0043
H-2017-0129 H-2020-0056 H-2022-0036 H-2022-0064 H-2023-0047 H-2023-0050 H-2024-0014

B. Subject Site Photos



C. Service Accessibility Report

PARCEL R5147110200 SERVICE ACCESSIBILITY

Overall Score: 8	2nd Percentile
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Criteria	Description	Indicator
Location	Within 1/2 mile of City Limits	YELLOW
Extension Sewer	Trunkshed mains 500-2,000 ft. from parcel	YELLOW
Floodplain	Either not within the 100 yr floodplain or > 2 acres	GREEN
Emergency Services Fire	Response time < 5 min.	GREEN
Emergency Services Police	Not enough data to report average response time	RED
Pathways	Within 1/4 mile of current pathways	GREEN
Transit	Not within 1/4 of current or future transit route	RED
Arterial Road Buildout Status	Ultimate configuration (# of lanes in master streets plan) > existing (# of lanes) & road IS NOT in 5 yr work plan	RED
School Walking Proximity	Not within 1 mile walking	RED
School Drivability	Not within 2 miles driving of existing or future school	RED
Park Walkability	Either a Regional Park within 1 mile OR a Community Park within 1/2 mile OR a Neighborhood Park within 1/4 mile walking	GREEN

D. Annexation Legal Description & Exhibit Map

A Description for
Annexation
Summerlin Subdivision
June 12, 2024

All of Lots 2 and 3, Block 1, Laredo Estates Subdivision as filed in Book 58 of Plats at Pages 5500 and 5501, records of Ada County, Idaho and unplatted portions of the Southwest 1/4 of Section 5, Township 2 North, Range 1 East, Boise-Meridian, Ada County, Idaho more particularly described as follows:

Commencing at the Section corner common to Sections 5, 6, 7 and 8, T.2N., R.1E., B.M., from which the 1/4 corner common to said Sections 5 and 6 bears, North 00°04'42" West, 2655.92 feet; thence on the west boundary line of said Section 5, North 00°04'42" West, 873.33 feet to the **POINT OF BEGINNING**;

thence continuing, North 00°04'42" West, 1,138.85 feet to the westerly prolongation of the southerly boundary line of Rescue Ranch Subdivision as filed in Book 106 of Plats at Pages 14734 through 14736, records of Ada County, Idaho;

thence leaving said west boundary line on said southerly boundary line and the westerly prolongation thereof the following seven (7) courses and distances:

South 89°52'36" East, 696.77 feet;

South 68°53'16" East, 332.83 feet;

South 31°36'40" East, 154.12 feet;

South 64°34'41" East, 290.61 feet;

South 48°18'53" East, 155.34 feet;

North 00°04'42" West, 535.82 feet;

South 89°52'36" East, 1,192.35 feet to the Southeast corner of said Rescue Ranch Subdivision;

thence on the north-south centerline of said Section 5, South 00°00'59" West, 1,081.82 feet to the Northeast corner of Tamarack Ridge Subdivision as filed in Book 59 of Plats at Pages 5672 and 5673, records of Ada County, Idaho;

thence leaving said north-south centerline on the northerly boundary line of said Tamarack Ridge Subdivision the following seven (7) courses and distances:

North 61°46'52" West, 361.44 feet;

South 82°33'31" West, 182.68 feet;

North 66°56'01" West, 362.91 feet;



314.02 feet on the arc of a curve to the left having a radius of 267.40 feet, a central angle of $67^{\circ}17'03''$, and a long chord which bears South $79^{\circ}25'27''$ West, 296.28 feet;

South $45^{\circ}46'56''$ West, 829.67 feet;

South $57^{\circ}24'55''$ West, 143.12 feet;

South $67^{\circ}27'28''$ West, 176.39 feet to the Northwest corner of said Tamarack Ridge Subdivision, coincident with the Northeast corner of Lot 4, Block 1 of said Laredo Estates Subdivision;

thence leaving the northerly boundary of said Tamarack Ridge Subdivision on the northerly boundary line of said Lot 4 and the westerly prolongation thereof the following three (3) courses and distances:

North $87^{\circ}28'39''$ West, 78.00 feet;

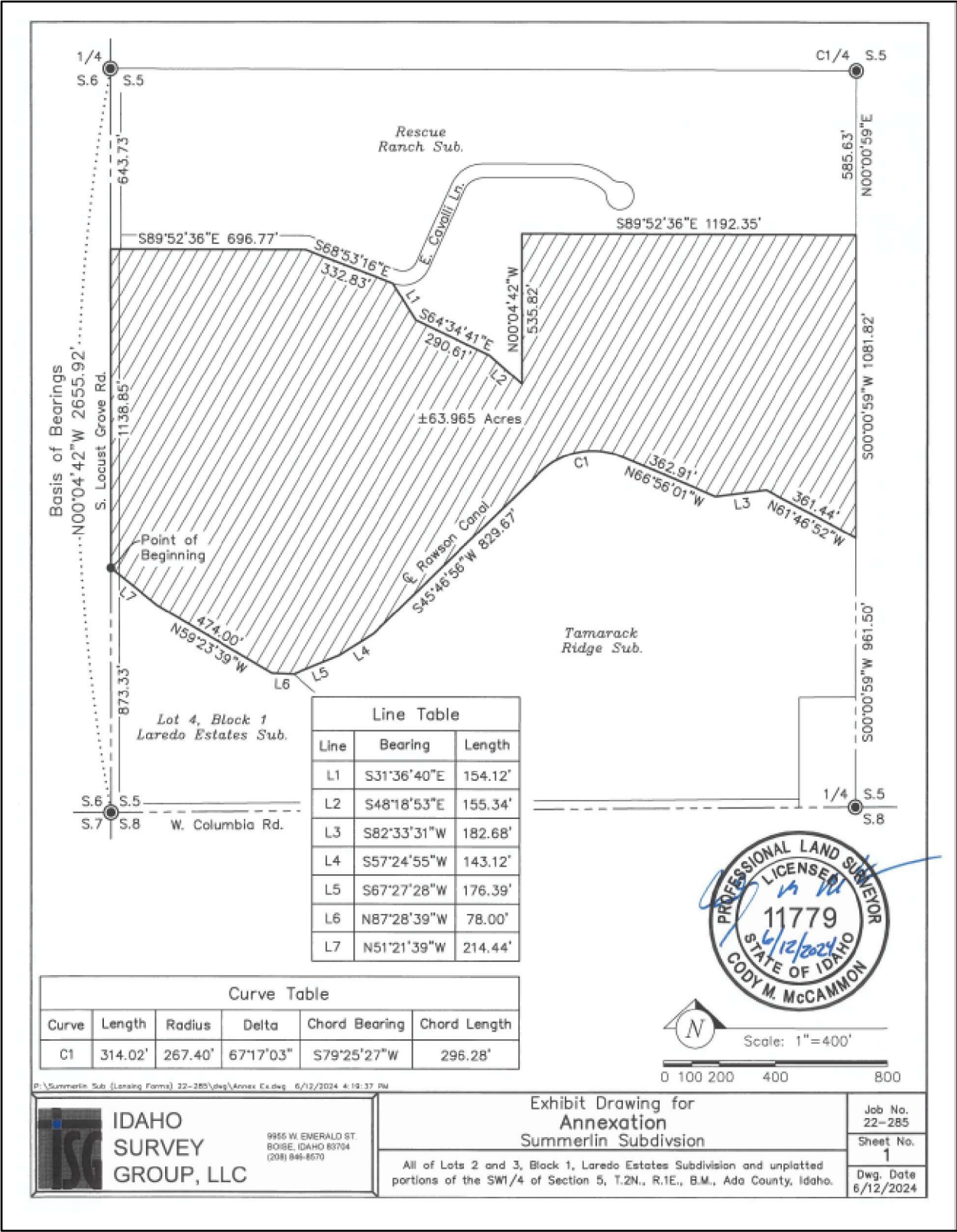
North $59^{\circ}23'39''$ West, 474.00 feet;

North $51^{\circ}21'39''$ West, 214.44 feet to the **POINT OF BEGINNING**.

Containing 63.965 acres, more or less.

End of Description.

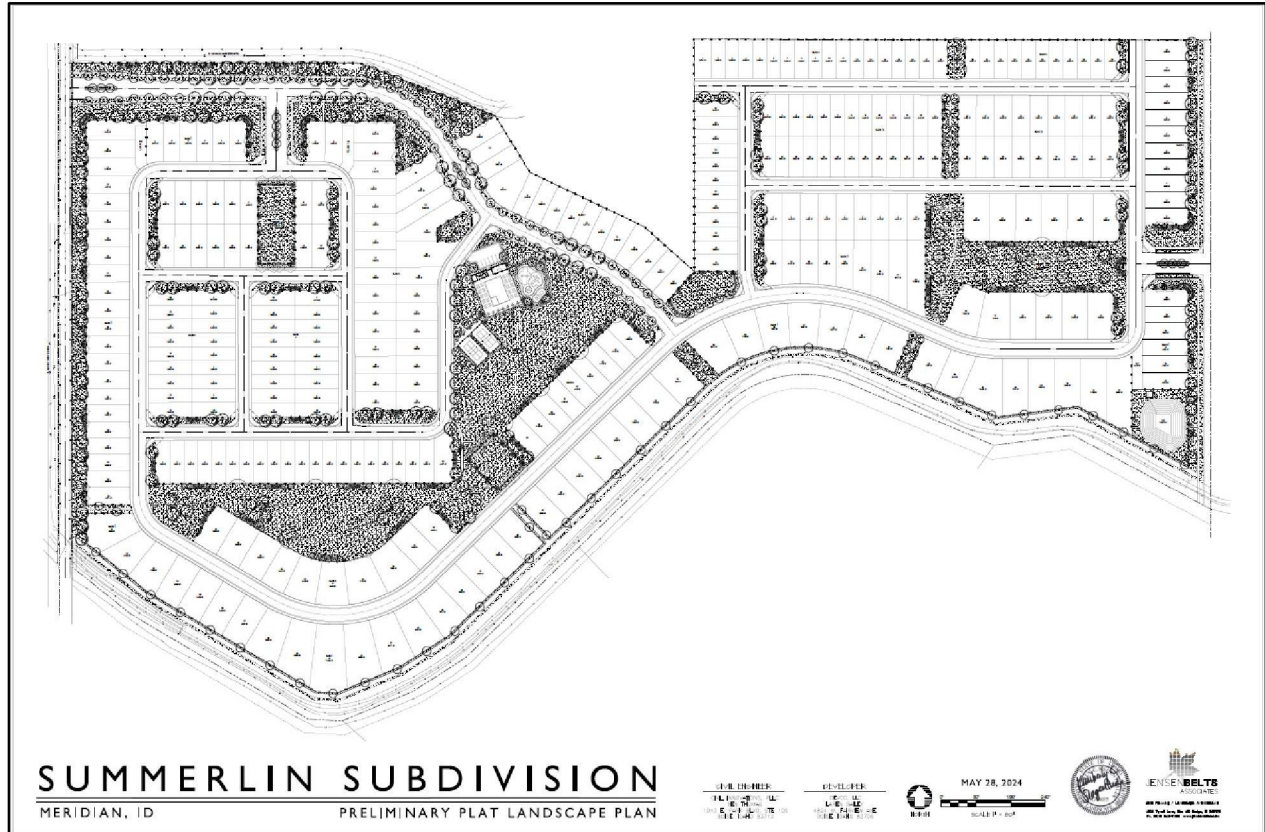




VII. Exhibits



F. Landscape Plan (date: 6/10/2024)

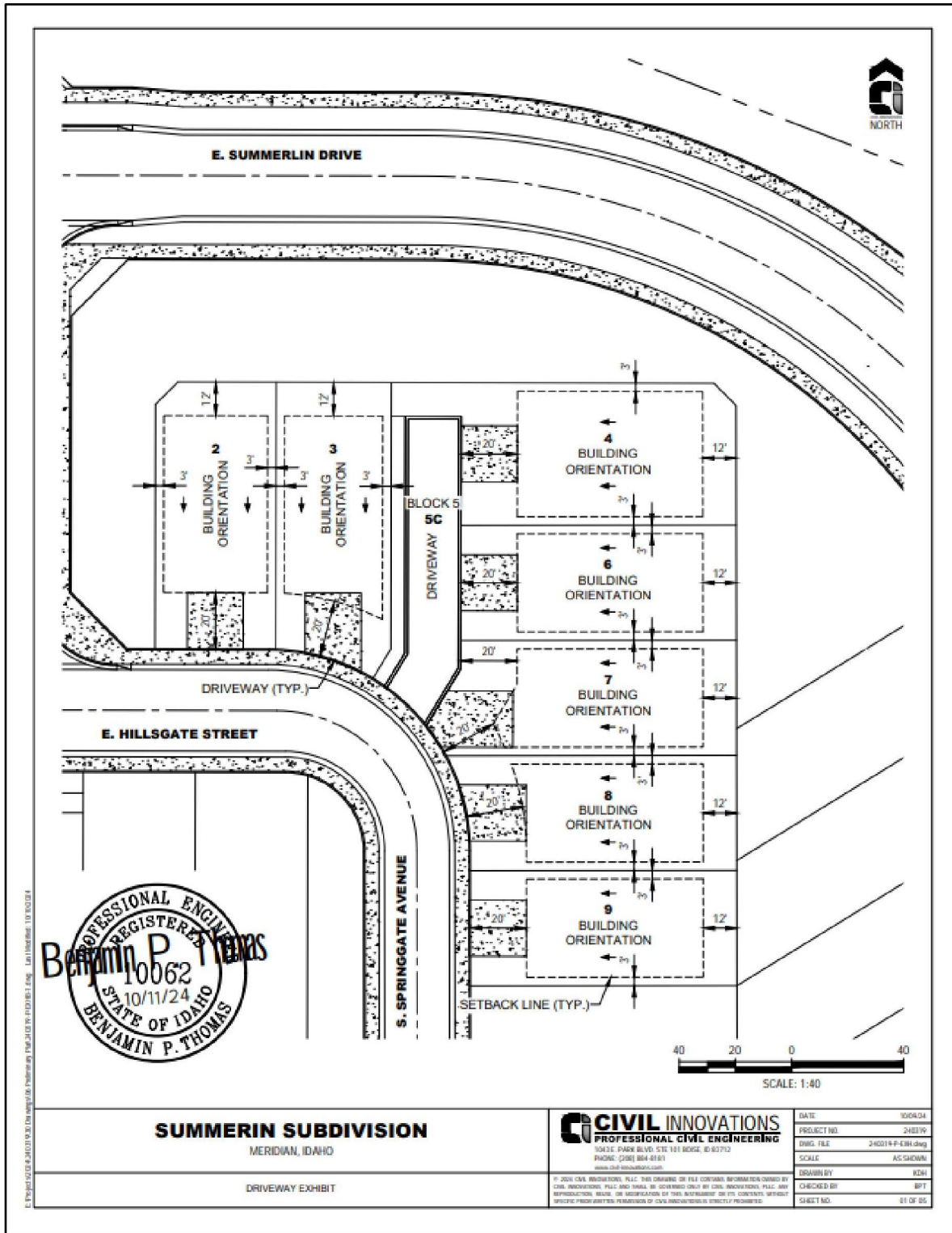


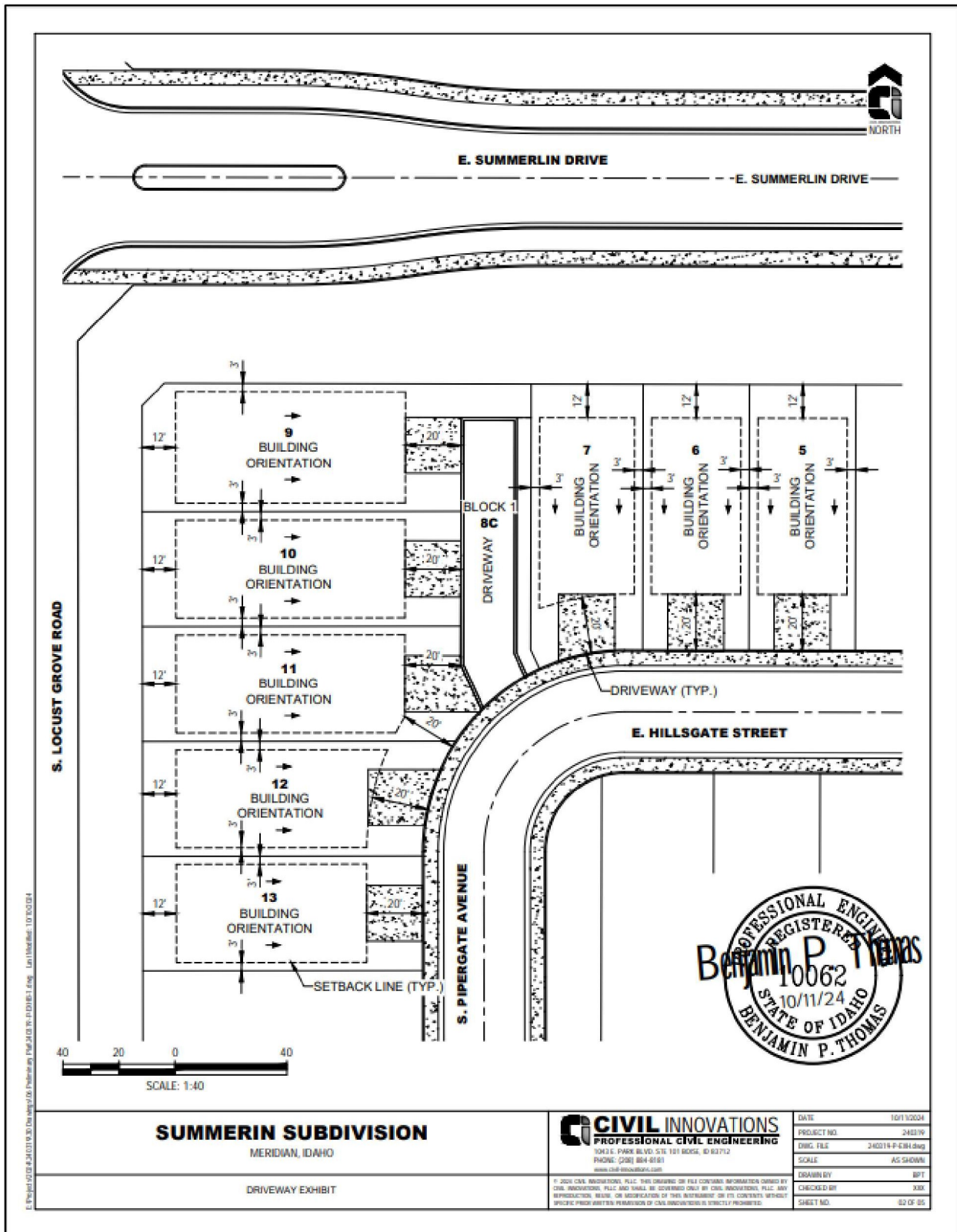
G. Qualified Open Space Exhibit (date: 6/14/2024)

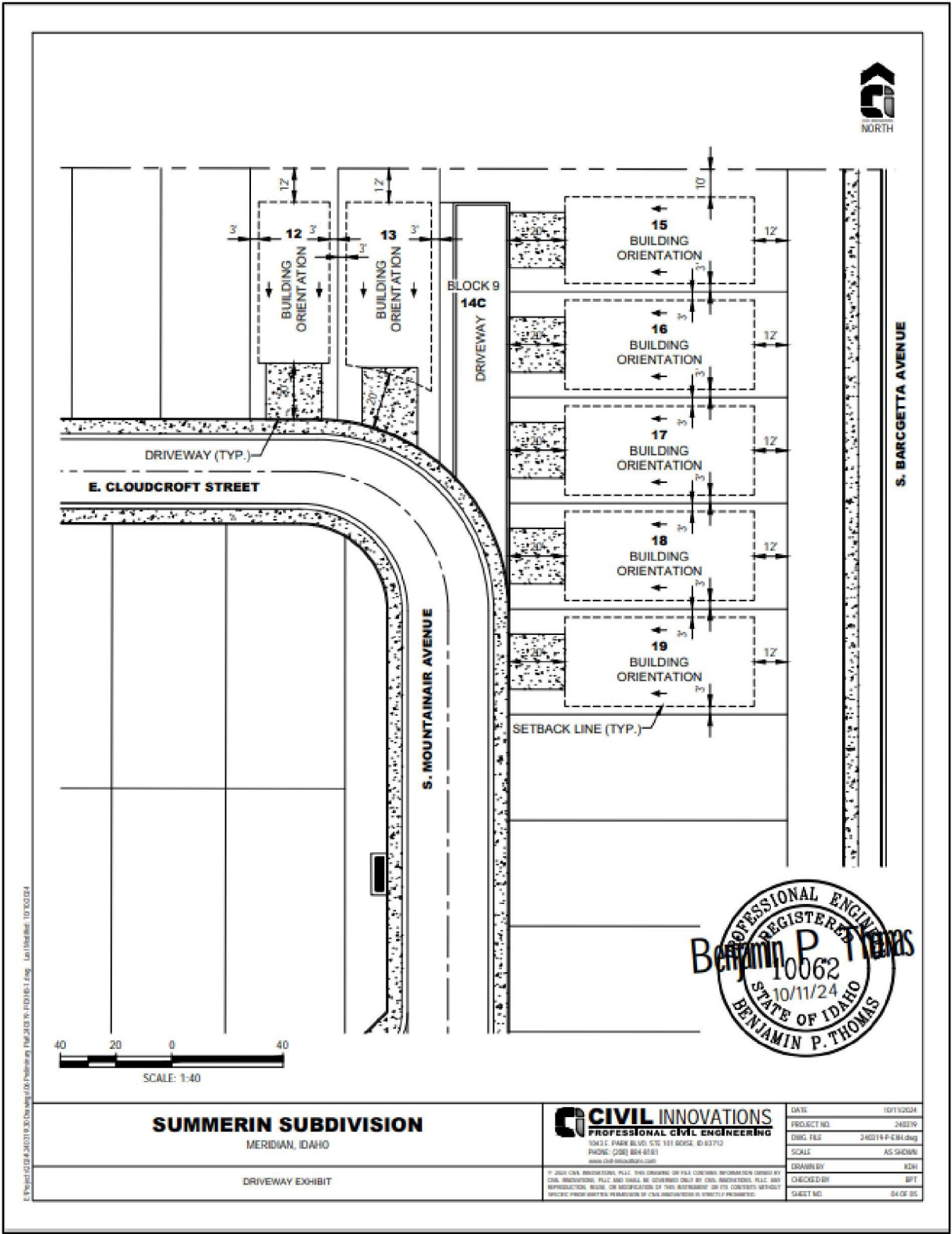


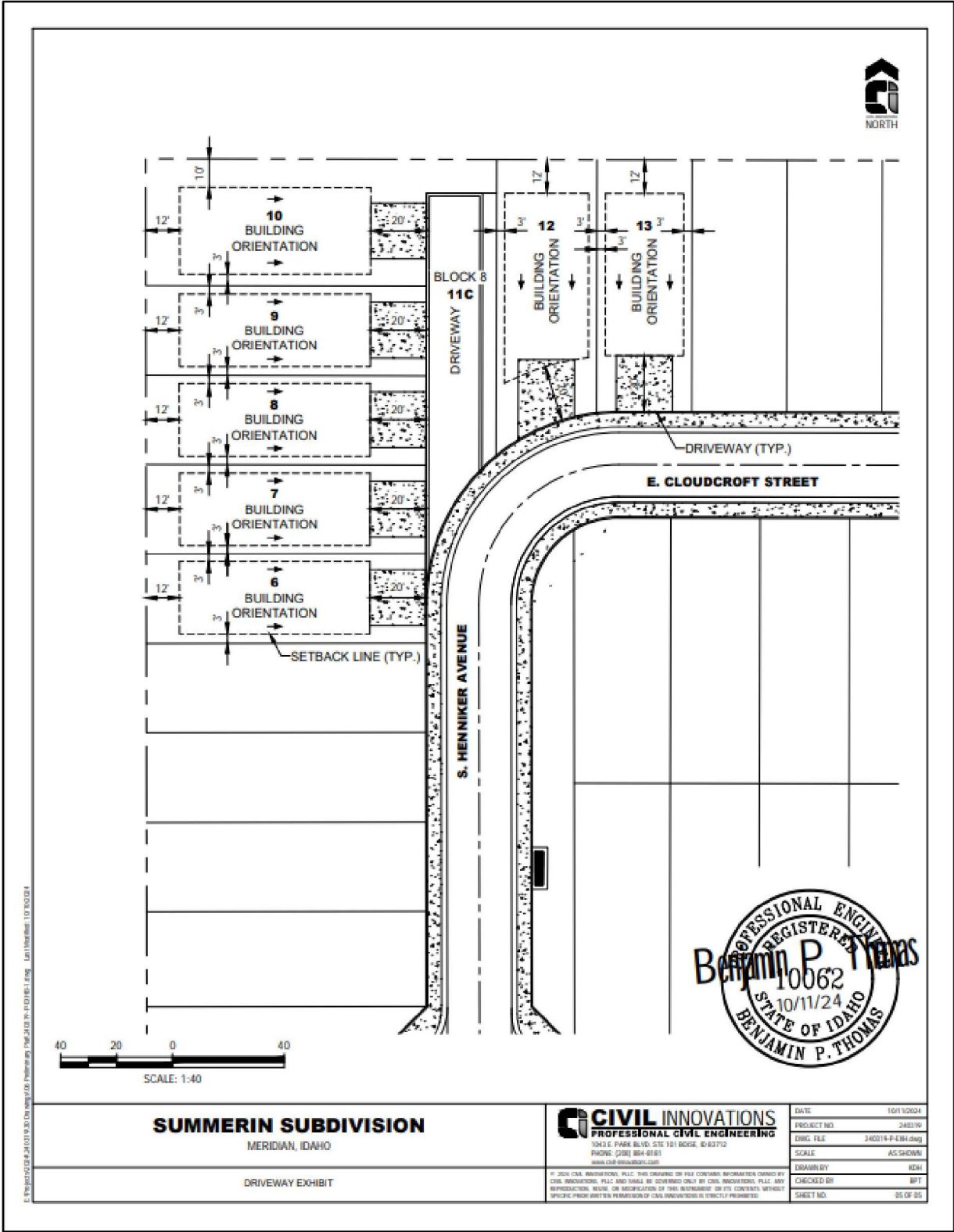
[illegible]

I. Common Driveways

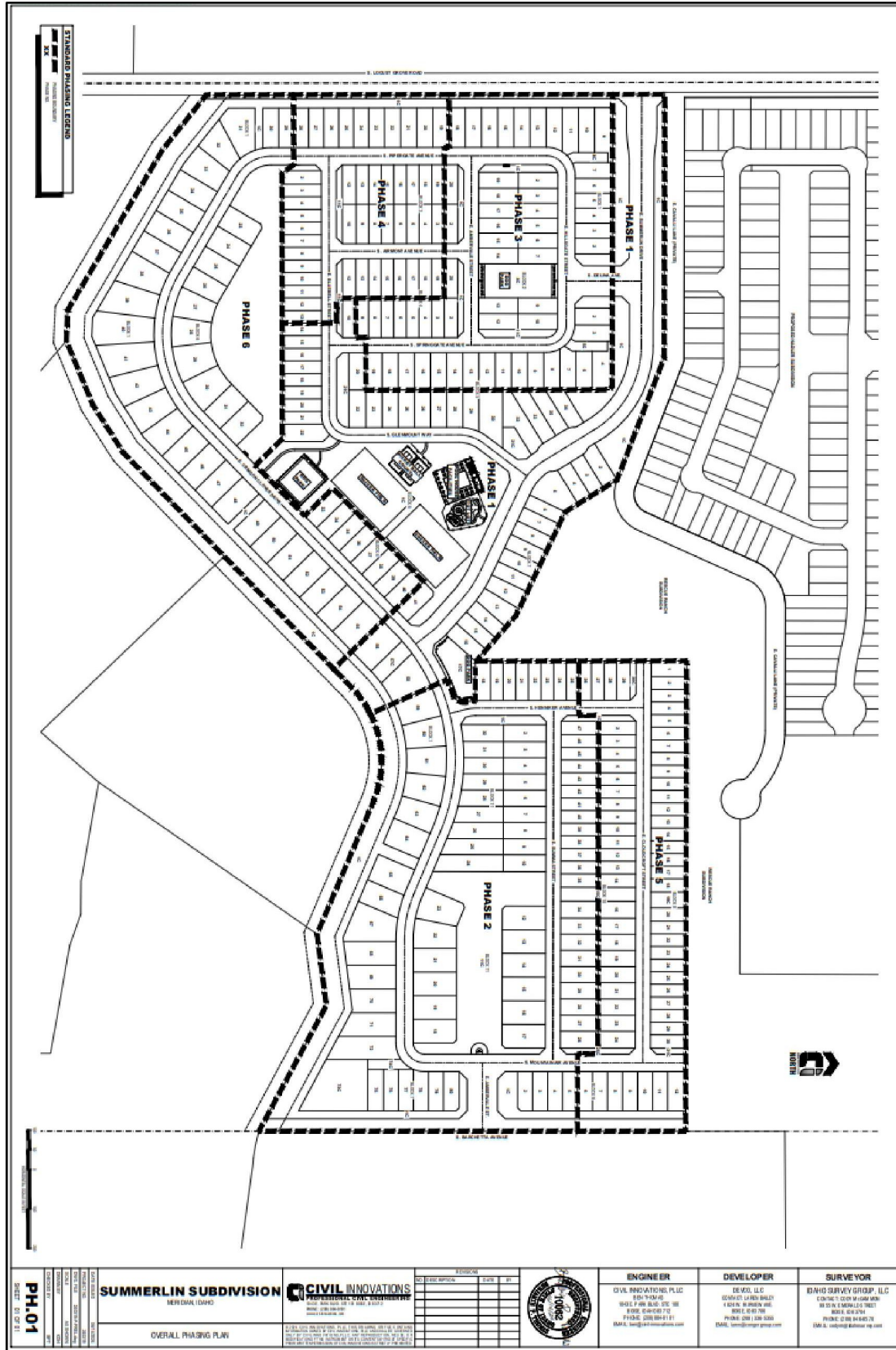








J. Phasing Plan



Elevations



L. Open Space Amenities

A. Large Central Park (Block 6, Lot 1) – This five-acre park will contain the following facilities:

- **Pool Facility**
- **Two Pickleball Courts**
- **Fenced Dog Park**
- **Dog Waste Facility**
- **Playground**
- **Climbing Rock**
- **Seating Benches**
- **Attractive Landscaping**
- **Two large lawn areas**
- **Pedestrian Pathway**



B. Dog Parks (Block 2, Lot 8) and (Block 7, Lot 17)

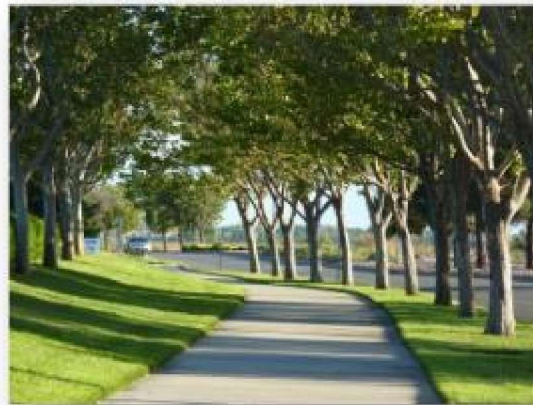
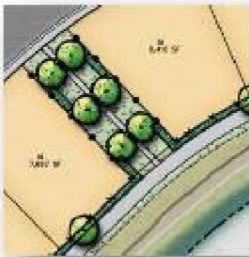
- Fenced Dog Park
- Waste Station
- Seating Areas
- Attractive landscaping



C. Pathways – The Summerlin

Neighborhood will include the following pedestrian pathways:

- **10' Wide Regional Pathway – 1,682 LF**



D. Other open green areas – several other open spaces will have the following amenities:

- Shade structures
- Large open grass areas
- Internal Pathways
- Picnic Area
- Attractive Landscaping

VIII. ADDITIONAL NOTES & DETAILS FOR STAFF REPORT MAPS, TABLES, AND CHARTS

(link to [Community Metrics](#))

A. One-Mile Radius Existing Condition Notes

This data is automatically derived from enterprise application and GIS databases, and exported dynamically. Date retrieved notes generally reflect data acquired or processed within the last 30-days. Analysis is based on a one-mile radius from the centroid of the identified parcel. Parcel based data excludes certain properties and represents land as it exists now. Properties considered are only those with a total assessed value greater than 0 (i.e. excludes most HOA area, transitional development, government, and quasi government facilities). The following values also constrain included property acreage to reduce outliers and non-conforming instances from distorting averages: $R-2 < 5.0$; $R-4 < 2.0$; $R-8 < 1.0$; $R-15 < 0.5$; $R-40 < 0.25$.

Conditional Use Permits and Preliminary plat data likely include duplicate project submittals as they may be for the same project, approved at different times through multiple application types. Consider each independently or review prior application approvals. Some approved entitlements, and particularly older ones, may be constructed.

Decennial population counts and household counts are based on the most recent Decennial Census. Current population and current household values are COMPASS estimates, usually for the year previous, and are based on traffic analysis zone boundaries (TAZ's).

B. Mixed Use Analysis Notes

This data is derived from enterprise application and GIS databases, and exported dynamically. Data considered for analysis are only those areas overlapping the overall Mixed Use boundary area. Mixed Use areas across arterial roadways are distinct, separate, and not considered as they do not meet the mixed use principles in the Comprehensive Plan (e.g. pedestrian safety, transportation efficiency, etc.). Mixed Use parcel areas may be greater or smaller than the future land use area designation boundary due parcel size, configuration, right-of-way, and other factors. Conditional Use Permits and Preliminary plat data likely include duplicate project submittals as they may be for the same project, approved at different times through multiple application types. Consider each independently or review prior application approvals.

C. Service Assessment Notes

This data represents existing conditions derived from our enterprise application and GIS database, exported through dynamic reporting. The system references the most recent available data from various sources, including sewer main lines, sewer trunksheds, floodplain, fire service areas and response times, police crime reporting, pathway information, existing and planned transit, roadway improvements, school and park proximity, and other resources.

The tool provides context for project review, using multiple indicators consistently. Data from similar topics may vary based on different levels of review.

The overall score is based on weighted criteria (not a ranked order), and the percentile score compares the parcel to others in the city (higher is better). This tool was developed as a City Council priority and outcome of the 2019 Comprehensive Plan. Scores, whether high or low, are just one data point and should not be the sole basis for decisions.

D. ACHD Roadway Infographic Notes

The Ada County Highway District utilizes a number of planning and analysis tools to understand existing and future roadway conditions.

- **Existing Level of service (LOS).** LOS indicator is a common metric to consider a driver's experience with a letter ranking from A to F. Letter A represents free flow conditions, and on the other end Level F represents forced flow with stop and go conditions. These conditions usually represent peak hour driver experience. ACHD considers Level D, stable flow, to be acceptable. The LOS does not represent conditions for bikes or pedestrians, nor indicate whether improvements: are possible; if there are acceptable tradeoffs; or if there is a reasonable cost-benefit.
- **Integrated Five Year Work Plan (IFYWP).** The IFYWP marker (yes/no) indicates whether the specified roadway is listed in the next 5-years. This work may vary, from concept design to construction.
- **Capital Improvement Plan (CIP).** The CIP marker (yes/no) indicates whether the specified roadway is programmed for improvement in the next 20-years.